

GREENFIELD MASTER OWNERS ASSOCIATION
A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING
Monday, August 10, 2015 - 5 PM

MINUTES

A. Call to Order 5:02 PM

Members Present: Jeanette Moore, Sheri Brimmer, Mike Hamrick, Steve Rowe, and Rich Valentino

Members Absent: None.

Also Present: Eric Plouffe, JBK; Paden Brown, YMCA; Paul & Cindi Jorgensen; Britney Hatter; Tracy Miller; Steve & Deb Votta; and Chris Ricketts, CMCA®, CAM Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe, JBK

The landscape project at the Clubhouse is almost complete, some flowers will be added to the entrance post (no charge). The sod will be repaired after Labor Day. The entry way can be done, priced at \$685. The crew applied fertilizer last week and pruning was done at the end of July. Irrigation heads and laterals were moved at specific fence lines and paths.

The Board asked about dead branches in Willows and an area where there is ponding next to a path. Also, an update on the bench and entry sod.

Steve Rowe arrived at 5:18 PM.

2. Swimming Pool - Paden Brown, YMCA

There will be a billing credit for the leaf eater that was delivered, but ordered by for someone else. The Auto-Vacuum is broken again; YMCA is looking at cost of repairs. Manager will check records for prior repair contact & pricing. The board would also like to know replacement cost. The Board requested additional manual vacuum in the pool is needed to remove the debris that accumulates daily.

Pool hours change on Monday, August 17, 2015 to 3 PM to 8 PM weekdays. Weekend hours remain the same at 10 AM to 8 PM. The pool is scheduled to close for the season on Monday, September 7, 2015 at 8 PM.

3. Clubhouse - All of the carpeting will be steam cleaned September 11, 2015.
 4. DRC - All applications received have a decision and a notice sent to each owner.
 5. Social Committee - The Adult Social is scheduled for Saturday, August 22, 2015.
 6. LMD - No changes to report.
 7. SEMSWA - No report.
 8. CENCON - No changes to report.
 9. Spectrum - The new Peakview facility is already and they report they have sign-ups with 60% occupancy. Residents will be moving in with a phased process, no more than two residents per day to limit traffic. Peakview has an open house and BBQ invitation to be sent out to Greenfield residents via email blast.
 10. Village Homes - Work is in progress. Rob Johnson asked for Greenfield to refer callers or owners with emailed questions or concerns directly to him.
 11. Alpert Homes - The project was approved by the City. Some roadway and easement questions may be pending. No other information or contact from the developer.
- C. Minutes - Mike Hamrick moved to approve the Minutes of July 13, 2015. Rich Valentino second. The Minutes were approved.
- D. Financial Report
1. Steve Rowe moved to accept the July 2015 Financial Report. Jeanette Moore second. The motion carried.
 2. The Clubhouse Landscape Project was budgeted for payment from the Operations Account, use Code 6240. This was not scheduled as a Reserve item.

The Board recessed for a Homeowner Forum at 6:03 PM.

The Board reconvened at 7:38 PM.

E. Unfinished Business

1. The JBK proposal to remove 2 maples & the stumps on the south side of the play area (\$175) and replace with two 2" Autumn Blaze (@\$565 each) a total of \$1,305 was approved.
2. Sun Shade over baby pool was put over to another meeting. Jeanette Moore will check with the vendor on installation pricing.

3. Painting 3 Gazebos, still waiting on response from the contracted painter for when the painting will be scheduled. The vendor has not been paid yet for work completed on the Clubhouse, the gazebos were part of the contract.
4. Design Standards Manual rewrite is in progress. Once okayed by board members, then it will go to DRC members for review.
5. Surveillance Cameras and additional Card Readers for the Clubhouse doors was put over to a future meeting.
6. Signage along trails - Fast bicyclists and pedestrians both use the trails. In an effort to help prevent collisions, additional signage with usage rules and speed limits were suggested. The manager will contract Arapahoe and Centennial to see if there is any restriction on the Association adding speed limit signs along the trails. Suggested speed limits are 10 MPH on the little sidewalks and 15 MPH on the wide trails.
7. BBQ Grill at Clubhouse and Pool Area will be priced for replacement.
8. Mike Hamrick will seek Webmaster pricing from Chad Bakeman.

F. New Business

1. Insurance renewal is November 1, 2015. The agent sent their application form to be signed by a board member.
2. Citywide is raising their rates and reducing off-sets that come from combined high balances in bank accounts. Moving accounts to Mutual of Omaha Bank will be phased. Board asked for interest rate paid on Association Reserve Account.
3. Pool and Tennis Court address and 9-1-1 phone number signs okayed.
4. Pricing will be sought for an additional small sign next to card reader with information on what to do when a card does not open the gate.
5. Two new flower pots and drip lines for the Clubhouse stairs were requested. Steve Rowe moved, Jeanette Moore second. The motion carried.
6. Mike Hamrick moved to approve the Park Bench as proposed for the Clubhouse. Steve Rowe second. The motion carried.
7. Pricing for landscaping between trails and owner fencing will be sought.
8. 6395 ongoing landscape, fence paint, mailbox post paint, missing address number plate and other issues continue to be uncorrected problems. The owner is a bank, their representative said they only way they would correct problems is if they have another letter with a current date detailing the issues. Fines have been issued in the past for similar repeat or continuing violations. Mike Hamrick moved to assess the next level fine for each remaining violation. Rich Valentino

second. The motion carried. Manager will generate and send a letter to the owner of record.

G. Adjournment

1. The meeting was adjourned at 8:48 PM.

Approved: September 14, 2015