

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, September 14, 2015 - 5 PM

MINUTES

A. Call to Order 5:03 PM

Members Present: Sheri Brimmer, Mike Hamrick, Steve Rowe, and Mike Ziegler

Members Absent: Jeanette Moore.

Also Present: Eric Plouffe, JBK; Elizabeth Wood, JBK; Paden Brown, YMCA; and Chris Ricketts, CMCA®, CAM, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe & Elizabeth Wood, JBK

Recent projects include fertilization completed 08/10/15; Pruning completed 09/11/15; 2 pots on Clubhouse Step, installation and drip irrigation; flowers in pots at entrance at no charge. 2 Maples are on back order. Irrigation lines are okay. Bid to remove 3 or 4 willows \$400. Erosion control through native grasses in progress, suggest adding 6" straw wattle in since the native grasses take time to fill in. Aeration and seeding was suggested, would work if there were irrigation at the location. Bid to be revised to include erosion control mat. Plans are to shut down irrigation system the third week of October. This is subject to change if weather continues to be dry. Aeration is done once a year in Spring, it's not done in Fall. Additional fertilization will be end of October. Native area mowing is scheduled for November after it goes to seed. Board asked for a price to replace the Ash tree by the Clubhouse and price to remove stump. The other bid includes Cottonwood trees. Board wants to have the bid changed to remove the Cottonwood tree line item near the Village Homes Project and do a new bid for that next Spring.

2. Swimming Pool - Paden Brown, YMCA

The pools are winterized. The rust spots from last spring will be addressed by trying brushing first. The Auto Vac is broken and may need parts. The Board asked for pricing to repair and pricing to replace for the October meeting. Pool area furniture has been organized and stacked according to condition in 3 groups; Good, Stained and Broken. The counts will be on the usage report. The Board asked for the crew to vacuum more often in the 2016 season. There are 2 thermometers in the pool, one is broken. At times, the pool temperature was too low, and dipped into the 70 degree range. The Board want to have 2 new

thermometers for 2016. Requests for doggy-day in the pool were received. One reason for not doing this is the dog hair and fur that will accumulate in the filters. Paden will check on other issues that may prevent this type of use. The Board asked for projected costs and 2016 contract to help with 2016 budget preparation. This year, the number of guards and user ratio worked well this year. The leaf rake was replaced this season. The leaf eater ordered by another association was returned and a credit memo issued.

3. Clubhouse - Rentals: 7 May rentals; 4 June; 6 July and 5 in August. Manager will check to see if Mutual of Omaha Bank can do rental deposits using a credit card online.
4. DRC - There is one pending application. 6325 unapproved color change; manager will send a letter to the owner to change back to approved colors and submit the DRC paperwork for any changes on the lot.
5. Social Committee - plans for future events is in progress with several events for remainder of 2015..
6. LMD - No changes to report.
7. SEMSWA - No report.
8. CENCON - No changes to report.
9. Spectrum - The new Peakview facility is ready 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. Staff at the Peakview Assisted Living Center have scheduled an open house and BBQ for Greenfield residents on September 26, 2015. They sent a flyer to be sent via Greenfield's email blast system.
10. Village Homes - Work is in progress, they will be mixing soil for several months in preparation for laying foundations. Rob Johnson asked for Greenfield to refer callers or owners with 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

1. Sheri Brimmer moved to approve the Minutes of August 10, 2015. Mike Ziegler second. The Minutes were approved.
2. Sheri Brimmer moved to approve the Minutes of August 19, 2015. Mike Ziegler second. The Minutes were approved.

D. Financial Report

1. Steve Rowe moved to accept the August 2015 Financial Report. Mike Ziegler second. The motion carried.
2. Mike Hamrick moved to write off the uncollectable debt in the amount of \$5.70 for 3 owners. Sheri Brimmer second. The motion carried.

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

The Board reconvened at 7:38 PM.

E. Unfinished Business

1. Jeanette Moore was absent from this meeting, the Sun Shade over baby pool was put over to another meeting.
2. Design Guideline document is now in redline and is being distributed to the Board Members for review.
3. Painting of the Gazebos was contracted but not completed. A number of phone calls and emails have produced no response, nor the work being completed. The manager is to send a letter setting a deadline to complete the work in 10 days, otherwise a new painter will be contracted to complete the painting of the Gazebos.
4. Surveillance Cameras and Clubhouse card reader agenda item was put over to a future meeting. Manager will ask the insurance agent if cameras will affect insurance premiums.

F. New Business

1. Insurance renewal is November 1, 2015. The agent sent their application form to be signed by a board member. We've not received a renewal proposal from Moody. Manager will ask for the information to assist in 2016 budget preparation.
2. Trail Signage will be looked at again when LMD is finished with their signage. Manager did reach out to Centennial and Arapahoe to find out what the procedure is for adding speed limit signage on trails through Greenfield. To date, no response.
3. Grills - Mike Hamrick shopped around for specials or sales on grills, none were found at this time.
4. Mutual of Omaha Bank signature cards signed and ID data entered.
5. Mutual of Omaha (CAB) interest is currently at 0.20%.

6. The Annual Owners Budget Ratification Meeting will follow the November 19, 2015 Board meeting. The 2016 Budget preparation is to begin early October.
7. SEMSWA sent notice that Hairy Willow Herb was found in the water channel on Greenfield property. This is a noxious foreign plant that must be removed. JBK is requested to provide a bid to remove these plants found on Greenfield property.
8. Tennis Court, the lug to accept the crank to tension the net on the west court has been damaged. The net can still be tensioned. The tensioner system on the post is no longer made. Replacement posts with tensioners were priced by Renner \$1,152 and by a sub for Coatings Inc at \$950. The tensioner replacement was put on hold.

Sheri Brimmer left at 7:09 PM

9. Rich Valentino's inspection area maps will be given to Mike Ziegler.

G. Adjournment

1. The meeting was adjourned at 7:18 PM.

Approved: October 12, 2015