

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, November 9, 2015 - 5 PM

MINUTES

A. Call to Order 5:02 PM

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

Members Absent: None.

Also Present: Ben Snyder; Roxanne Wilcox; Alan Cohn; Eric Plouffe, JBK; Elizabeth Wood, JBK; and Chris Ricketts, CMCA®, CAM, Association Manager.

B. Committee Reports

1. Landscape - Eric Plouffe & Elizabeth Wood, JBK

Fall mowing of the native area is complete; weeds have been sprayed; irrigation system was blown out and the back flow prevention devices stored off-site. So far, there has been no snow yet.

Per work order and contract, several willow trees have been removed; matting for erosion control was added and seeded. Replacement tree with a small caliper Cottonwood (25-30% less) to be installed. A smaller tree may acclimate more quickly also.

An owners suggestions for pea gravel at playground and mulch for areas by a pocket park were reviewed. These items will be added to the Spring Walk.

2016 contract review, there are a couple of changes in #5 and #6 to be made and emailed to Eric.

New path at Clubhouse has loose material between the paving material. JBK was asked for suggestions for an alternate material that will stay in place.

The sprinkler repairs were beyond budget. The Board would like a summary of repair hot spots from JBK.

Graffiti was applied to the control box on South Jericho. Board has someone that will paint it over.

2. Pool - Baby pool cover, manager will ask Paden about the temporary cover that was used last year, in addition to pricing for a custom cover with tie down points.
3. Clubhouse report - no change.
4. DRC - Guideline revisions are close. The Board will meet at least one more time to review all proposed changes. Board will set its meeting date via email.

To date, 80 DRC applications have been received in 2015. 77 decisions made with an approval rate at 87%

5. Social - The holiday party is coming up December 12, 2015 - 10 AM to 12 PM. The flyer will be added to the Annual Budget Meeting mailing.
6. LMD - Alpert Homes may be seeking an easement.
7. CENCON - no changes.
8. Peakview - Their project is complete.
9. Village Homes - tabled to later in this meeting.
10. Alpert Homes - Project approved by Arapahoe, no other changes or requests received.

C. Minutes

Jeanette Moore moved to approve the Minutes of October 12, 2015. Sheri Brimmer second. The Minutes were approved.

D. Financial Report

The 2015 expenses are on target, except sprinkler repairs which are over double the budget amount. Jeanette Moore moved to accept the October 2015 Financial Report. Mike Ziegler second. The motion carried.

E. Unfinished Business

1. The 2016 Budget Proposal was approved by the Board. The Annual Budget Ratification Meeting for members is scheduled for December 14, 2015. The announcement will be mailed as soon as possible via first class mail.
2. Gazebo painting - A letter was sent to the contractor with a deadline requesting completion of the work. There has been no response from or action taken by the painting contractor originally hired to paint the gazebos. Mike Ziegler will request a proposal from a painting contractor he has used before.
3. Baby pool sail shades was put over to a future meeting.

4. Surveillance cameras and Clubhouse card reader were put over to a future meeting.
5. Bike Path speed limit and other signage is put over to a future meeting. LMD is in the process of installing signs. The Board will wait until that is completed since duplicate signage won't be needed.
6. Grill - still looking for grills on sale. This year, the sales and specials have not had enough inducement to buy, prices have been too high.
7. Social Media - Mike Ziegler will check into this for the Board and set up a test site for review.

F. New Business

1. Village Homes Draft Mailing - Rob Johnson delivered a draft letter for the Board's review. The Board agreed on some changes. Steve Rowe will draft the changes to be sent back to Rob at Village Homes.
2. Proposals Green belt trees and Playground gravel will be combined to one line on the agenda for spring.
3. Sign post protection bid \$9,980. Manager will seek additional bids.

The Board took a recess for a Homeowner's Forum at 6:30 PM.

The board meeting was reconvened at 7:40 PM.

4. 6494 - Owner's request for an extension to paint their picket fence was granted to April 1, 2016. Owner is to keep Board informed of changes due to weather.
5. 6325 - Owner with a paint color change without review is granted an extension to April 1, 2016 to repaint with approved colors. If they want to change, it is recommended the owner submit the DRC Application and Paint Form within 30 days. The Board will review this after the DRC renders its decision.
6. 6607 - Owner with a structure added to their lot without DRC review is now under Board review. The decision of the Board is to remove the structure from a visible location on the lot within 7 days. The Board will review this in 8 days to determine if a fine is to be assessed as per the Association's Enforcement Policy.

G. Adjournment

1. The meeting was adjourned at 7:54 PM.

Approved: December 14, 2015