

GREENFIELD MASTER OWNERS ASSOCIATION

A NON-PROFIT CORPORATION

BOARD OF DIRECTOR'S MEETING

Monday, December 14, 2015 - 5 PM

MINUTES

A. Call to Order 5:11 PM

Members Present: Mike Hamrick; Steve Rowe and Mike Ziegler.

Members Absent: Jeanette Moore and Sheri Brimmer.

Also Present: Paden Brown, YMCA; and Chris Ricketts, CMCA®, CAM, Association Manager.

B. Committee Reports

1. Landscape - No report.
2. Pool - Paden Brown, YMCA - Inspected pool and equipment, all in good order. Paden is checking at least once a month and when temperatures drop very low. Water level and color are okay.

The tarp covering for the wader pool is in place with buckets and ropes. The current bid for a custom cover may need to be adjusted to include tie-downs.

A furniture order placed by February/March should arrive in time for the pool opening the last weekend of May 2016.

The repair guy has not stated if the automatic pool vacuum cleaner can be repaired, or will need to be replaced. Paden will follow up.

3. Clubhouse - Rentals - August 2; September 5; October 2; November 3.
4. Design Review Committee - Colors painted at 6325 were not approved. The owners have until April 1, 2016 to restore house to approved colors, or submit a change of colors and paint different approved colors.
5. Social Committee - The holiday party is Saturday, December 12, 2015 - 10 AM to 12 Noon.
6. LMD - Easements and access points are needed to fix the Piney Creek erosion problems.
7. CENCON - no report.

8. Village Homes - letter to Greenfield owners in draft and being reviewed by the Board. A meeting for owners will be scheduled. Village Homes has a small park and a gazebo planned. A request to landscape the berm will be presented to Village Homes. Negotiation of amount each buyer is to contribute for the cost of the pool replacement is in progress.

9. Alpert Homes Project - no changes reported.

C. Minutes

Mike Ziegler moved to approve the Minutes of November 9, 2015. Steve Rowe second. The Minutes were approved.

D. Financial Report

Mike Ziegler moved to accept the November 2015 Financial Report. Steve Rowe second. The motion carried.

The Citywide bank accounts are to be closed first week of January 2016 and all remaining funds transferred to Mutual of Omaha Bank accounts.

E. Unfinished Business

1. The installation of trail speed limit signs question was submitted to Centennial and Arapahoe. Arapahoe representative stated to check with Centennial. Centennial acknowledged the request and said they would review and respond.
2. JBK Landscape Contract up for review and signature.
3. The board asked the Association's attorney to review the offer to transfer a small parcel at Smoky Hill and So Kirk St to Greenfield. The recommendation is to ask for a copy of the Title Commitment and evidence the back taxes have been paid. If the Title Commitment is acceptable and back taxes are paid, then parcel can then be accepted. The parcel may be considered as the location for the annual dumpster days.
4. Board's annual review of committees is scheduled for January 13, 2016 at 6 PM.
5. Gazebo painting for Spring 2016 - Mike Ziegler will check with his painter (Milosh).
6. Wader Pool Sail Shade put over to a future meeting.
7. Surveillance cameras put over to a future meeting.
8. A good replacement BBQ Grill at the Clubhouse is pending a sale, prices have been too high for the \$300 budget.

9. Social Media - Mike Ziegler has set up the test project and reports approximately 100 users, Facebook and Twitter.
10. Request to install stop signs on East Fair Avenue is being considered. The previous requests to Centennial were denied. A new request could require a new traffic study.

F. New Business

1. A number of complaints have been received regarding missed trash and recycle pick up. Manager has been in contact with the Alpine Waste and Recycling representative. One of the missed pick up days was rescheduled to another day later in the week because temperatures were too low. Others were a new driver.
2. The board wants the optional extension to keep the pool open extra days included in the 2016 YMCA contract.
3. Mike Ziegler moved to approved the Game Set Match tennis court cleaning and wind screen proposal. Steve Rowe second. The motion carried.
4. Replacement playground equipment was put over to a future meeting. Catalogs will be reviewed to find replacements for damaged or stolen items.
5. The Greenfield CC&Rs state the maximum vehicle size is a ¾ ton pick-up truck. There are a number of one ton pick-up trucks parked in various locations and most are used daily. Send a letter to the owner of the white Chevrolet stored on S. Killarney, it must be moved every 72 hours.

Manager is to send the next letter to the owner of the unlicensed blue Chevy K-5 Blazer stored in the driveway, owner has 48 hours to license or store in the garage or elsewhere.

6. Board directed manager to send a Notice of Hearing to owner of trailer stored on South Killarney Street in violation of the CC&Rs and the signed agreement with the Board to comply with Greenfield Governing Documents.

G. Adjournment

1. The meeting was adjourned at 6:39 PM to an Executive Session to discuss a delinquency.

Approved: January 11, 2016