

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LIVERPOOL METROPOLITAN DISTRICT HELD DECEMBER 14, 2009

A special meeting of the Board of Directors of the Liverpool Metropolitan District (referred to hereafter as "Board" or "LMD") was convened on Monday, the 14th day of December in conjunction with the Greenfield Master Association (referred to hereafter as "GMA" or "Association") monthly meeting at 4:00 p.m., at 20601 East Fair Avenue, Centennial, Colorado.

Attendance: Directors in Attendance Were:

Dave Bellamy
Dean LaGrave
Carrie Houck
Cathy Mitchell (arrived 4:40)

Also in Attendance were:

Greenfield Master Association Board Members -
Shannon Scott
Scott Whitney
Ken Hume
Shirley Kirkwood
Dean Lundell
Tracy Mulhivill

Call to Order

The Board was invited to join the GMA meeting at 4:28. Director Bellamy stated the purpose of the joint meeting – to enter into a discussion and agreement with the GMA regarding assisting the Association with the cost burden related to the need to replace the existing pool. Since the expense, or any portion of the expense, cannot be taken on directly by LMD due to the lack of Park and Recreation powers in its Service Plan, options such as having the District pay for GMA landscaping expenses for a period of time was discussed, along with the need to document each entities respective roles and obligations in an agreement. The two boards discussed the dollar amount, time frame and the metrics that would need to be part of such an agreement. Director Mitchell arrived during the discussion and stated her opposition to the assistance, and presented the GMA with some ideas (attached as presented and titled, "Greenfield Long Term Planning Committee").

Following the discussion and upon motion made by Director Bellamy, second by Director LaGrave) to enter into a two year agreement with the GMA to pay the cost associated with their Landscape Maintenance contract with JBK Landscaping in the amount of \$59,400 / yr or \$118,800 over the two year period. The motion passed with a 3 yea 1 nay vote, with Director Mitchell voting nay.

It was clarified that the District will only cover cost in the "2011 - 2012 Contract Summary - Basic Landscape Management Services & Recommended Plant Health Care Services" (as provided by the GMA) portion and will not pay for any other items such repairs, replacements, snow removal, etc. The District will not administer any portion of the contract GMA has with JBK, except to make the contracted scheduled payments. The cost saving associated with LMD covering these expenses over the two year period for GMA must be used only for payment toward the replacement of a pool. The District Board requested quarterly financial reporting to assure this stipulation is met.

Additionally, Director Bellamy and Director Houck will act as a sub-committee if the need should arise for future communication.

Having no further items to discuss, the LMD Board adjourned and left the monthly Association meeting at 5:13 p.m.

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Greenfield Long Term Planning Committee

Introduction

Greenfield seems to be at a crossroads in the history of our development. Rather than just seeing the negative side of the pool becoming inoperable, perhaps this could be viewed as an opportunity. The previous pool lacked many amenities, and the clubhouse is very small/not very functional compared to other neighborhood clubhouses. I would like to see Greenfield become a model community that is admired, not only in amenities, but in fiscal prudence. I think that there are savings that could be realized in both budgets, which may enable building the current pool without raising fees/dues.

Current options as I see them

- 1) Continue with current planned pool replacement
- 2) Go Big
- 3) Stay at home
- 4)

Number 3 involves not having a pool. I prefer option number 3. Since what we currently have is barely adequate, why not consider expanding, not just a pool, but in the location. Specifically, look into obtaining the empty school site and building a bigger and better pool and clubhouse.

Long Range Planning Committee & Timeline

I propose that two Board members from each Board form a separate Long Term Planning Committee. Specifically I see myself, Dave, Shannon and _____ (been on previous HOA Boards). This Board of course would have no authority on its own, but would make recommendations to GF HOA and LMD. Invite all interested community members to join. Meet once/week. Additionally, Cathy will set up (already have, actually) a blog for Greenfield members to communicate online. This blog would only be available to GF residents, and people who join cannot remain anonymous. Post all the work of the committee on this blog as well as encourage involvement by people who cannot physically attend.

Dec. 16, Cathy have draft of community memo emailed to Board members.

Dec 18 (weekend of) hand deliver memo, which would be some background and invitation to join.

Jan. 7 – Thurs. at 4:00, first LTC meeting. Alternate weekly between 4:00pm and 7:00 am on Thursdays, meeting at Carino's Coffee House.

_____ Deadline to continue with current option (so pool can open Summer of 2011) if that is what is chosen.