

DRAFT MINUTES – FOR INFORMATION ONLY

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

www.plumcreekhoa.com

ANNUAL MEETING OF HOMEOWNERS

JANUARY 13, 2010

CALL TO ORDER

The meeting was called to order at 7:10 p.m. by President Fred Jauch. Also present were board members Tom Flenner (Secretary/Treasurer), Jennifer Halloway (Vice President), Clark Hammelman, and Jason Johnson, as well as community manager, John O'Connor of Pristine Communities, Inc. Board members Jackie Brackin and Rob Lytikainen were absent.

VERIFICATION OF QUORUM & PROOF OF NOTICE OF MEETING

Mr. O'Connor affirmed there was a quorum of homeowners present and/or represented by proxy and certified that proof of notice of the annual meeting had been timely mailed. President Jauch then introduced the board members and thanked the owners present for attending.

He noted that Mr. Flenner and Mr. Lytikainen were retiring and expressed appreciation for their service to the board. He also thanked Mr. Johnson, who oversees the annual flower project.

PRESENTATION BY CLARK HAMMELMAN

Mr. Hammelman made a short presentation regarding his decision to run as a candidate for Town Council, District 6, to replace Doug Lehnen. He explained the April 2010 election process and provided a campaign brochure with his credentials.

APPROVAL OF 2009 ANNUAL MEETING MINUTES

After review of the 2009 annual meeting minutes, motion to approve the January 14, 2009, minutes was made, seconded, and passed unanimously. The minutes will be posted on the website.

PRESIDENT'S REPORT

President Jauch summarized the following events for 2009:

- Rock retaining walls renovation and water feature repairs were completed, resulting in an aesthetic improvement to Plum Creek Boulevard and the neighborhood.
- The purchase of new LED multi-color tree lights added greatly to the Plum Creek holiday decorations, as well as reducing maintenance and operating costs.
- Annual water usage was under budget in 2009 and it was noted that this item is difficult to budget due to the unpredictability of having a wet or dry year.
- Plum Creek was selected for a Town pilot program, Neighborhood Policing Unit, which provided enhanced police attention to Castle Rock communities. The program ran from June through August and allowed for additional officer and vehicle coverage of the Plum Creek area during the evening hours.
- As an additional note, President Jauch mentioned it is heartworm season and encouraged pet owners to have their pets checked.
- Mr. O'Connor noted to the homeowners that the MedVed Autoplex had made application to change their signage on the access road to an LED "slide show" type of signage and this matter will be addressed at the next Town Council meeting on Tuesday, January 19.

FINANCIAL REPORT

It was reported that 2010 assessments will remain at \$25 per month, or \$255 for the annual discount program of 15% if paid by January 31.

Mr. O'Connor reviewed key points of the 2009 financial statements, as follows:

	<u>Budgeted</u>	<u>Actual</u>
Income	\$131,892	\$130,784
Operating Expenses	<u>131,892</u>	<u>113,682</u>
Net Operating Income	\$ -0-	\$ 17,102

Mr. O'Connor reviewed line items with significant variances between budgeted and actual costs (positive and negative), and noted that the income excess for 2009 would be transferred to the reserve account per Internal Revenue Service rules. He also commented that the 2010 budget is identical to the 2009 budget.

Mr. O'Connor responded to questions and comments from homeowners. Discussion was held regarding the irrigation system, xeriscaping, snow removal, annual reserve study, and speeding. He noted that any future major repairs to the irrigation system would be paid out of the reserve account.

The board was requested to again review the cost of xeriscaping as a cost-effective measure to reduce watering costs and irrigation system repairs, as well as to again explore possible ideas to reduce speeding along Plum Creek Boulevard. Homeowners should report incidents of speeding to the Castle Rock Police Department at 303-663-6100.

President Jauch expressed appreciation to Mr. O'Connor for his management of the association.

NEW BUSINESS

Amendment to Bylaws—President Jauch reviewed the amendment to the bylaws which reduces the number of board members from seven (7) to five (5); therefore, no election is being held at this annual meeting. He noted that the terms of the five members would still be staggered and that officers for 2010 would be elected at the next board meeting.

INFORMATION FOR HOMEOWNERS

Website—The website address is www.plumcreekhwa.com and is listed at the top of the minutes for reference. Approved minutes, financials and other governing documents are located on this website.

Board Meetings—Regular board meetings are held on the second Wednesday of each month, at 6:00 p.m., at the Philip S. Miller Library, 100 South Wilcox Street. Homeowners are invited to attend.

ADJOURNMENT

There being no further business before the homeowners, a motion was made, seconded, and passed unanimously to adjourn the meeting at 8:10 p.m.

NEXT MEETING—Regular board meeting on Wednesday, February 10, 2010, at 6:00 p.m. at Philip S. Miller Library, 100 South Wilcox Street.