

DRAFT MINUTES – FOR INFORMATION ONLY

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

www.plumcreekhoa.com

ANNUAL MEETING OF HOMEOWNERS

JANUARY 12, 2011

CALL TO ORDER

The meeting was called to order at 7:02 p.m. by President Fred Jauch. Also present were board members Clark Hammelman, Jason Johnson (Secretary/Treasurer) and Jim Orr, as well as John O'Connor of Pristine Communities, Inc. Board member Jennifer Crowley (Vice President) was 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.

APPROVAL OF 2010 ANNUAL MEETING MINUTES

After review of the 2010 annual meeting minutes, motion to approve the January 13, 2010, minutes was made, seconded, and passed unanimously. The minutes will be posted on the website.

PRESIDENT'S REPORT

President Jauch reviewed the following events of 2010:

- Uninsured motorist accident which damaged the back flow and meter pit on Plum Creek Boulevard.
- Increased collection costs due to economy in 2010 expected to continue into 2011.
- Entrance landscaping looks great thanks to Mr. Johnson who oversees this project.
- Snow removal costs were lower than anticipated for the year.
- Favorable feedback for new pet pick-up stations throughout the neighborhood.
- Favorable feedback for multi-colored tree lights along the boulevard during holiday season.

President Jauch and Mr. O'Connor responded to questions and comments from homeowners, including the following:

- The association does not expect to receive repayment for damages from the uninsured motorist accident.
- Unfinished landscaping by the new pet pick-up stations will be addressed in the spring.
- A question regarding vision for the community was addressed by noting that the board may consider more activities, communications and updating the association directory.
- The responsibilities of the Master Association do not include involvement in country club or golf course matters.

FINANCIAL REPORT

Mr. O'Connor reviewed key points of the 2010 financial statements, as follows:

	<u>Budgeted</u>	<u>Actual</u>
Income	\$131,892	\$135,761
Operating Expenses	<u>133,680</u>	<u>133,341</u>
Net Operating Income (Loss)	\$ (1,788)	\$ 2,420

Mr. O'Connor reviewed line items, including major irrigation system repairs to be made as needed and paid out of the reserve account, over budget costs for collections and water, and under budget costs for landscape maintenance and snow removal.

He noted that the 2011 budget is basically identical to the 2010 budget. 2011 assessments will remain at \$25 per month, or \$255 for the annual discount program of 15% if paid by January 31.

Mr. O'Connor and the board responded to questions and comments from homeowners, including the following:

- Coupon books shown as separate line item rather than included under printing costs.
- Discount program had approximately 40 percent participation in 2010 but cannot predict 2011 participation because of the economy.
- Reviewed historical irrigation and landscaping-related proposals and projects.
- Town has increased water costs for 2011.
- Single-lane travel on Plum Creek Boulevard has been successful for "traffic quieting". Would not return to two-lane travel until Crystal Valley Ranch build-out reaches 2,000 units (currently 480 units). Noted the boulevard is secondary access, with primary access from the intersection of East Frontage Road and Crystal Valley Parkway.
- The board and/or Mr. O'Connor work together with Town on issues as needed.

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

ELECTION OF DIRECTORS

Two board positions were open for election with both positions being for a three-year term. Fred Jauch and Jim Orr were the nominees on the ballot. There were no additional nominations made from the floor, so the nominations were closed. Motion was made, seconded and passed unanimously to elect Fred Jauch and Jim Orr by acclamation. Officers will be elected at the next board meeting.

NEW BUSINESS

Neighborhood Safety—Reminder was made to homeowners to keep their garage doors closed to deter vandalism.

Upcoming Town Vote—Mr. Hammelman, who serves on the Town Council, noted that an upcoming town vote is scheduled in April to prohibit medical marijuana businesses from operating in Castle Rock. A "yes" vote to prohibit these businesses was encouraged.

INFORMATION FOR HOMEOWNERS

Website—The website address is www.plumcreekhoa.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 every other 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 7:50 p.m.

NEXT MEETING—Regular board meeting on Wednesday, March 9, 2011, at 6:00 p.m. at Philip S. Miller Library, 100 South Wilcox Street.

