

**PLUM CREEK MASTER HOMEOWNERS ASSOCIATION**  
[www.plumcreekhoa.com](http://www.plumcreekhoa.com)

**BOARD OF DIRECTORS MEETING**  
**July 13, 2011**

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:00 p.m. by President Jason Johnson. Also present were board members Fred Jauch (Secretary/Treasurer) and Jim Orr (Vice President). Board members Clark Hammelman and Roger Rose were absent. President Johnson noted there was a quorum.

John O'Connor of Pristine Communities, Inc. participated in a portion of the meeting by speaker phone.

APPROVAL OF MAY 11, 2011, MINUTES

Motion was made, seconded, and passed unanimously to approve the May 11, 2011, minutes. These minutes will be posted on the website.

MANAGEMENT REPORT

President Johnson reviewed the agenda information packet. Key points of the June 2011 financial statements as stated in the packet include:

	<u>Actual</u>	<u>Budgeted</u>
– Income year-to-date	\$ 56,004	\$ 57,446
– Operating expenses year-to-date	\$ 58,415	\$ 62,620
– Net operating income (loss) year-to-date	\$ (2,411)	\$ (5,174)

President Johnson noted that the variance between actual and budgeted operating expenses is due to timing differences of payments. He also reviewed delinquency-related correspondence.

The question was raised to have joint representation by the association's attorney when delinquent matters for the same homeowner are handled that affect both the Master Association and a sub-association. It is felt that joint representation could eliminate duplication of efforts and result in cost savings for both associations. It was requested that Mr. O'Connor consult association attorney Rich Johnston for his opinion.

Various maintenance issues and complaint issues were discussed. Mr. Jauch had several mowing issues to review with Mr. O'Connor, which he will handle via email.

OLD BUSINESS

Irrigation Matter—Mr. O'Connor joined the meeting by speaker phone to discuss the matter of square footage eligible for irrigation following deactivation of the association's spare water tap, noting that the Town changed their position on allowing the tap to be sold to a third party. He stated that the square footage eligible for one (1) tap instead of two (2) taps had initially been drastically reduced by the Town's utility department. However, after Mr. O'Connor walked the median areas with department representatives, the matter was fully resolved and the original higher square footage eligible for irrigation was approved. The board thanked Mr. O'Connor for handling this matter.

Water Costs—Discussion was held regarding the future economic impact to the association and Plum Creek neighborhood due to new development and increasing water costs. It was noted that, since the Town does not have a renewable water source, the future reservoir and other alternative sources are

being considered by the Town in finding opportunities to stem the anticipated 6% annual increase in water costs to residents.

NEW BUSINESS

Plum Creek Country Club—President Johnson provided an overview for the board regarding the proposed organization of a new Plum Creek Park and Recreation District to purchase the Plum Creek Country Club.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:27 p.m.

NEXT BOARD MEETING

The next board meeting is **Wednesday, September 14, 2011, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.