

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
September 14, 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 Roger Rose, as well as John O'Connor of Pristine Communities, Inc. Board members Clark Hammelman and Jim Orr (Vice President) were absent. President Johnson noted there was a quorum.

APPROVAL OF JULY 13, 2011, MINUTES

Motion was made, seconded, and passed unanimously to approve the July 13, 2011, minutes. These minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the August 2011 financial statements, as follows:

	<u>Actual</u>	<u>Budgeted</u>
– Income year-to-date	\$ 82,105	\$ 81,928
– Operating expenses year-to-date	\$ 86,174	\$ 86,788
– Net operating loss year-to-date	\$ (4,069)	\$ (4,860)

Discussion was held regarding sprinkler repairs/replacement, as well as a leak in the mainline that is being controlled by master valves during normal irrigation hours. Mr. O'Connor also reviewed the status of delinquencies and pending foreclosures.

OLD BUSINESS

Joint Representation for Delinquency Matters—The question had previously been 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. Mr. O'Connor will follow up with association attorney Rich Johnston for his opinion regarding this issue.

NEW BUSINESS

Architectural Control Committee (ACC)—Mr. O'Connor explained that the ACC originally was comprised of three Plum Creek residents together with a consulting architect. He said the committee had been very active during Plum Creek's new construction period but noted that since the neighborhood was essentially built out, the need for ACC services had been greatly reduced. Following discussion, it was decided that it would be more efficient for the ACC to be comprised of three board members from the association.

Motion was made, seconded and passed unanimously to appoint board members Jason Johnson (for a one-year term) and Fred Jauch and Roger Rose (each for a two-year term) to the Architectural Control Committee.

Architectural Review—Roofing Issue—Discussion was held regarding an ACC roofing color decision being appealed by the owner. The board concurred with the committee's decision to deny the requested white

roofing color. The board further recommended that the owner select one of several grey roofing colors also available and resubmit for approval by the ACC.

Ownership of Water Tap—Discussion was held regarding the ownership of the water tap along the boulevard. The board requested that Mr. O'Connor follow up with association attorney Rich Johnston for his opinion regarding the board's ability/authority to sell the tap.

Permit Accessory Buildings—Mr. O'Connor reviewed for the board the Town's plans to permit accessory dwelling units (ADUs) on residential sites. He further noted that the Town will be holding public meetings to discuss the proposed ordinance.

Mr. O'Connor advised that the association's Declaration does not allow outbuildings of any kind on Plum Creek sites and discussion was held regarding the proposed ordinance. The board requested that Mr. O'Connor email a statement to board member Clark Hammelman in his capacity as Town Council member indicating that the board supports the proposed ordinance with the restriction that ADUs should only be allowed on residential sites of one acre or larger. Since there are no sites one acre or larger in Plum Creek, there would be no issue if this proposed ordinance was passed with that restriction.

Early-Season Snow Removal—Mr. O'Connor noted that the snow removal contract with Douglas County Maintenance & Repair was scheduled for renewal at the next board meeting on November 9, 2011. The board discussed how to handle early-season snow removal prior to the contract renewal.

Motion was made, seconded and passed unanimously that any early-season snow removal services would be provided by Douglas County Maintenance & Repair.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:53 p.m.

NEXT BOARD MEETING

The next board meeting is **Wednesday, November 9, 2011, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.