

DRAFT MINUTES – FOR INFORMATION ONLY

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

www.plumcreekhoa.com

ANNUAL MEETING OF HOMEOWNERS

JANUARY 9, 2008

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by President Fred Jauch. Also present were board members Tom Flenner (Secretary/Treasurer), Al Holowinski (Vice President), and Jason Johnson. Also present was community manager John O'Connor of Pristine Communities, Inc. Board members Christine Foote, Mark Kramer and Rob Lytikainen were absent.

VERIFICATION OF QUORUM & PROOF OF NOTICE OF MEETING

President Jauch reported there was a quorum of homeowners present and/or represented by proxy and affirmed proof of notice of the annual meeting. President Jauch then introduced the board members and thanked the owners present for attending.

APPROVAL OF 2006 ANNUAL MEETING MINUTES

After review of the 2006 annual meeting minutes, motion to approve the January 11, 2006, minutes was made, seconded, and passed unanimously. The minutes will be posted on the website.

A homeowner requested if the annual meeting minutes could be posted online in draft form so that they could be reviewed prior to one year later at the next annual meeting. President Jauch responded this would be done going forward.

PRESIDENT'S REPORT

President Jauch summarized the following events for 2007:

- The auditor's report is being done every other year at a savings of approximately \$2,000 each off-year. The last report was done for 2005, so the next report is scheduled for the year 2007.
- The reserve study update was received and reviewed. It was noted that the annual contribution has been \$8,708 instead of the \$12,000 updated amount that was recommended. However, since current reserve account funds are in excess of the minimum amount, and based on anticipated electrical and irrigation replacement costs, the board decided to continue with the \$8,708 annual contribution.
- The board approved contracting for trash service for all Master HOA neighborhoods; however, the association's attorney provided the board with a legal opinion that the Master Declaration does not allow for providing this service. Significant discussion was held, with questions raised by several homeowners, regarding options for going forward with this plan. President Jauch stated the legal opinion would be posted on the website and this issue would again be reviewed by the board in 2008.
- Major improvement and/or maintenance projects included rebuilding the stone wall in the boulevard median near the Champions Court entrance and tree trimming. It was noted that rebuilding of similar walls will be done in the future.
- Flowers, weeds and Christmas lights were addressed, with additional discussion of xeriscaping and increased lights. Mr. Johnson will present plans for the 2008 planting at the next board meeting. A homeowner brought to the board's attention a large bush in the median on the corner of the boulevard at Mount Royal Drive that blocks drivers' view of oncoming traffic from the south. Mr. Johnson stated this would be looked at and if needed, the bush will be removed.
- The board met with town officials regarding speeding in Plum Creek and the effect of the re-striping of the boulevard. It was noted that there had been a delay in opening the south end of the boulevard and the interchange at Douglas Lane was also on hold.

President Jauch reported that the 2008 budget had been approved and assessments will remain at \$25 per month, or \$270.00 for the annual discount program.

FINANCIAL REPORT

Mr. O'Connor reviewed key points of the 2007 financial statements, as follows:

	<u>Budgeted</u>	<u>Actual</u>
Income	\$131,892	\$156,078
Operating Expenses	<u>131,952</u>	<u>157,575</u>
Net Operating (Loss)	(\$60)	(\$1,497)

Mr. O'Connor noted that the variance in budgeted and actual income and expenses reflects rebuilding the stone wall, which was funded from the reserve account. Mr. O'Connor also responded to questions and comments from homeowners.

ELECTION OF DIRECTORS

President Jauch stated there were two board positions up for election. He introduced the candidates present, Jackie Brackin and himself, and noted that a third candidate, Gary Walter, was absent. Ms. Brackin and President Jauch each gave a brief overview of their background and qualifications, and Mr. O'Connor read a resume that had been provided by Mr. Walter. President Jauch then opened the floor for additional nominations. Linda Sweetman-King requested to self-nominate, and she gave a brief overview of her background and qualifications. There were no other nominations from the floor, so the nominations were closed. Ballots were then cast by the homeowners present. Two owners served as election monitors, who collected and tabulated the ballots and proxies. President Jauch announced the election results, as follows:

- Jackie Brackin
- Fred Jauch

President Jauch thanked the homeowners and congratulated Ms. Brackin and welcomed her to the board. He added that officers would be elected at the next board meeting.

NEW BUSINESS

A homeowner reported that he received an "error" message when attempting to access the association documents on the website. President Jauch stated this would be checked and corrected by the Webmaster.

It was noted that the website address is www.plumcreekhoa.com and is listed at the top of the minutes each month for reference. It was also noted that the regular board meetings are held the second Wednesday each month, at 6:00 p.m., at the Philip S. Miller Library, 100 South Wilcox Street. Homeowners are invited to attend.

ADJOURNMENT

At 8:05 p.m., a motion was made, seconded, and passed unanimously to adjourn the meeting.

NEXT MEETING—Regular board meeting on Wednesday, February 13, 2008, at 6:00 p.m. at Philip S. Miller Library, 100 South Wilcox Street.