

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

**BOARD OF DIRECTORS MEETING**  
**APRIL 11, 2007**

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:00 p.m. by President Fred Jauch. Also present were board members Tom Flenner (Secretary/Treasurer), Christine Foote, Al Holowinski (Vice President), Jason Johnson, Mark Kramer and Rob Lytikainen. President Jauch noted there was a full quorum.

APPROVAL OF FEBRUARY 14, 2007, MINUTES

Motion was made, seconded, and passed unanimously to approve the February 14, 2007, minutes. The minutes will be posted on the website.

It was noted that the scheduled board meeting of March 14, 2007, was not held because there was not a quorum in attendance.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 36,094 actual	\$ 25,473 budgeted
- Operating expense year-to-date	\$ 25,322 actual	\$ 27,547 budgeted
- Net operating income (loss) year-to-date	\$ 10,772 actual	\$ (2,074) budgeted

The positive variance in income is due to the prepayment of assessments under the discount program.

OLD BUSINESS

There was no Old Business to discuss.

NEW BUSINESS

Landscape & Irrigation Maintenance—Mr. O'Connor noted that bid proposals for the 2007 landscape work were requested from four companies and presented the two bids that were received.

After discussion regarding landscaping and irrigation issues, motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide the landscape and irrigation maintenance for the 2007 season.

Flower Program—Mr. O'Connor noted that bid proposals for the 2007 flower installation and maintenance were requested from three companies and only one bid was received. After lengthy discussion regarding flower bed locations, irrigation and maintenance issues, and plant presentations recommended by the landscape designer, the board decided to table this matter.

Ms. Foote will contact other companies with which she has had experience to see if additional bids can be received. Because of the need to immediately begin the flower program, Mr. O'Connor will address the various issues raised and then canvas the board members for approval of a bid to complete the flower installation and maintenance.

Discussion was also held regarding two preliminary bids to remove some of the smaller flower beds along the median and replace them with rock cover. This matter was also tabled by the board.

Water Feature Maintenance—Mr. O'Connor presented two bid proposals for the 2007 maintenance of the water feature.

Motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide the 2007 maintenance of the water feature.

Pet Pick-up Stations—Mr. O'Connor presented two bid proposals for the 2007 maintenance of the pet pick-up stations noting that the availability of vendors to perform this service as a stand-alone contract are very limited and expensive.

Motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide the 2007 maintenance of the pet pick-up stations.

2006 Tax Returns—Mr. O'Connor reported that the required 2006 income tax returns had been completed and timely filed.

Plum Creek Boulevard Striping—Mr. O'Connor noted that the Town of Castle Rock had sent surveys to the homeowners in Plum Creek regarding three alternative ways of striping the boulevard. The board commented that it hoped all homeowners had been proactive and responded to the survey.

#### ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:15 p.m.

NEXT BOARD MEETING—**Wednesday, May 9, 2007, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.