

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhwa.com

BOARD OF DIRECTORS MEETING
February 10, 2010

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:05 p.m. by John O'Connor of Pristine Communities, Inc. Also present were board members Clark Hammelman, Fred Jauch and Jason Johnson. Board members Jackie Brackin and Jennifer Halloway were absent. Mr. O'Connor noted there was a quorum.

MENTOS FOR OUTGOING BOARD MEMBERS

Outgoing board members Tom Flenner and Rob Lytkainen were invited to the meeting and each presented with a special Plum Creek "glass plum" memento. Mr. Jauch, on behalf of the board, thanked Mr. Flenner and Mr. Lytkainen for their service on the board.

ELECTION OF OFFICERS

The following board officers were elected for 2010. It was noted that the positions of Secretary and Treasurer would again be combined.

President	Fred Jauch
Vice President	Jennifer Halloway
Secretary/Treasurer	Jason Johnson

President Jauch chaired the remainder of the meeting.

APPROVAL OF NOVEMBER 11, 2009, MINUTES

Motion was made, seconded, and passed unanimously to approve the November 11, 2009, minutes. The minutes will be posted on the website.

A draft of the January 13, 2010, annual meeting minutes will be posted on the website as draft minutes, as has been done in the past and as requested by homeowners. These minutes will be presented to the homeowners for approval at the 2011 annual meeting.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 13,401 actual	\$ 12,241 budgeted
- Operating expenses year-to-date	\$ 10,272 actual	\$ 12,191 budgeted
- Net operating income year-to-date	\$ 3,129 actual	\$ 50 budgeted

Mr. O'Connor reviewed the list of delinquencies for the board, noting that all items were being handled appropriately.

OLD BUSINESS

Annual Meeting Issues—Homeowners at the annual meeting requested that the board revisit the issues of speeding on the boulevard and xeriscaping. After discussion, the board determined that both issues had been addressed in the past, with no additional action that could be taken at this time.

Specifically, the boulevard had been changed to a one-lane, no passing thoroughfare. Also, the board had offered to pay for installation of flashing speed signs but the Town denied this control method. Water usage is down and grassy-areas have been reduced; both steps taken by the board to be water conscious and reduce costs while still preserving a good balance of greenery along the boulevard.

The board also discussed the anticipated future costs of repairs to the irrigation system, deciding to be proactive on this issue. They asked Mr. O'Connor to research the costs and feasibility to make a portion of these repairs in advance, rather than waiting on emergency repairs that would be more disruptive and add higher costs.

NEW BUSINESS

Preparation of Tax Returns—Mr. O'Connor reviewed the estimate submitted by L. Karl Denton to prepare 2009 Federal and Colorado association tax returns. He noted that Mr. Denton has been providing these services for the past eight years and his pricing is competitive.

Motion was made, seconded, and passed unanimously to approve the selection of L. K. Denton & Co., P.C. to prepare 2009 Federal and Colorado association tax returns.

Landscape Maintenance—Mr. O'Connor reviewed the General Contract for Services submitted by Douglas County Maintenance & Repair. He noted that the contract, services and costs were identical to last year's contract, with the exception that costs would be paid for over 12 months rather than a shorter time frame. Mr. Johnson stated that because there was no increase in costs, the contract should be approved.

Motion was made, seconded, and passed unanimously to approve the General Contract for Services of Douglas County Maintenance & Repair LLC to do the 2010 landscape maintenance work.

2009 & 2010 Operating Surpluses—Mr. O'Connor reviewed the Internal Revenue Service mandate for use of operating surpluses by HOAs. Discussion was held regarding the options available for these funds.

Motion was made, seconded, and passed unanimously to deposit any operating surpluses of the association for 2009 and/or 2010 into the reserve account.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:40 p.m.

NEXT BOARD MEETING—**Wednesday, March 10, 2010, at 6:00 p.m.** at Philip S. Miller Library,
100 South Wilcox Street.