

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

**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 11, 2009**

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:02 p.m. by John O'Connor of Pristine Communities, Inc. Also present were board members Jackie Brackin, Tom Flenner, Jennifer Halloway, Clark Hammelman, Fred Jauch, Jason Johnson and Rob Lytikainen. Mr. O'Connor noted there was a full quorum.

ELECTION OF OFFICERS

The following board officers were elected for 2009, with the board again noting that it would combine the positions of Secretary and Treasurer:

President	Fred Jauch
Vice President	Jennifer Halloway
Secretary/Treasurer	Tom Flenner

President Jauch chaired the remainder of the meeting.

APPROVAL OF NOVEMBER 12, 2008, MINUTES

Motion was made, seconded, and passed unanimously to approve the November 12, 2008, minutes. The minutes will be posted on the website.

A draft of the January 14, 2009, annual meeting minutes will be posted on the website as draft minutes, as was done in 2008 and requested by homeowners. These minutes will be presented to the homeowners for approval at the 2010 annual meeting.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the January 2009 financial statements, as follows:

- Income year-to-date	\$ 12,200 actual	\$ 12,241 budgeted
- Operating expenses year-to-date	\$ 6,191 actual	\$ 12,191 budgeted
- Net operating income year-to-date	\$ 6,009 actual	\$ 50 budgeted

The unusual positive variance in operating expenses is because the budgeted payment for holiday tree lighting has not yet been billed by the vendor and will be paid in February.

Mr. O'Connor also reviewed for the board the status of several delinquencies. The board expressed concern about the delinquency balances and the number of foreclosures involved. Mr. O'Connor assured the board that collection actions are being taken in a timely matter to preserve the association's creditor and secured position.

OLD BUSINESS

Water Budgets With the Town of Castle Rock—Mr. O'Connor discussed the ongoing water usage issues of the association. He said that the landscaping company selected to do the work in 2009 will also be

responsible to monitor and control water usage in order to minimize the high usage charges that will be charged by the Town of Castle Rock. Because of greater controls over landscaping now exercised by the Town's Development Services Department and the related high costs and fees, the association will not be doing any changes to its sod site plan.

#### NEW BUSINESS

2008 Tax Returns—Mr. O'Connor presented the annual tax returns as prepared by the association's tax accountant. The returns were reviewed, accepted and signed by the Secretary/Treasurer.

2009 Projects—The board discussed various maintenance issues for 2009 but does not plan any major improvement projects for the year. The holiday tree lights will continue to be upgraded and replaced this year.

Direct Correspondence to Board Members—The board discussed letters that had been received by its members from a homeowner regarding a fence violation that was previously heard at the July 9, 2008, board meeting and later resolved. President Jauch will respond in writing to this homeowner..

#### ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:20 p.m.

NEXT BOARD MEETING—**Wednesday, March 11, 2009, at 6:00 p.m.** at Philip S. Miller Library,  
100 South Wilcox Street.