

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

**BOARD OF DIRECTORS MEETING**  
**March 10, 2010**

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:12 p.m. by Vice President Jennifer Crowley (formerly Halloway). Also present were board members Clark Hammelman and Jason Johnson (Secretary/Treasurer), as well as John O'Connor of Pristine Communities, Inc. Board members Jackie Brackin and Fred Jauch (President) were absent. Ms. Crowley noted there was a quorum.

APPROVAL OF FEBRUARY 10, 2010, MINUTES

Motion was made, seconded, and passed unanimously to approve the February 10, 2010, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

– Income year-to-date	\$ 18,440 actual	\$ 24,482 budgeted
– Operating expenses year-to-date	\$ 17,729 actual	\$ 19,382 budgeted
– Net operating income year-to-date	\$ 711 actual	\$ 5,100 budgeted

Variance in income is due to the annual discount program.

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

OLD BUSINESS

There was no Old Business for discussion.

NEW BUSINESS

2009 Federal and State Tax Returns—Mr. O'Connor reported that 2009 Federal and Colorado tax returns had been prepared by L. Karl Denton and were signed and ready to be mailed, noting a small Federal refund due and no tax obligations for Colorado. He explained the process of filing association returns as a non-profit.

Bi-Monthly Board Meetings—Ms. Crowley suggested to the board to change from monthly board meetings to bi-monthly board meetings, noting if special issues needed attention in the interim, an additional meeting could easily be called.

Following discussion, motion was made, seconded, and passed unanimously to hold board meetings bi-monthly at a minimum, or more often if needed. Meetings will be held the second Wednesday every other month, with the next meeting on May 12, 2010. This schedule change will be posted on the website.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:35 p.m.

NEXT BOARD MEETING—**Wednesday, May 12, 2010, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.