

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

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

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:05 p.m. by President Fred Jauch. Also present were board members Tom Flenner (Secretary/Treasurer), Jennifer Halloway (Vice President), Clark Hammelman and Rob Lytikainen, as well as John O'Connor of Pristine Communities, Inc. Board members Jackie Brackin and Jason Johnson were absent. President Jauch noted there was a quorum.

APPROVAL OF FEBRUARY 11, 2009, MINUTES

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

MANAGEMENT REPORT

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

- Income year-to-date	\$ 24,494 actual	\$ 24,482 budgeted
- Operating expenses year-to-date	\$ 15,089 actual	\$ 19,382 budgeted
- Net operating income year-to-date	\$ 9,405 actual	\$ 5,100 budgeted

The positive variance in operating expenses is because of timing differences between yearly expenses and the budgeted amounts.

Mr. O'Connor also reviewed for the board the status of several delinquencies. The board again expressed concern about the delinquency balances and the number of foreclosures involved. Mr. O'Connor again assured the board that collection actions are being taken in a timely matter to preserve the association's creditor and secured position. He also said that he will continue to keep in contact with the related sub-associations on any collection actions planned by them.

Lastly, Mr. O'Connor noted that the real estate broker for a delinquent homeowner was negotiating a short sale offer with the mortgage holder and requested that the board consider a reduced settlement amount in lieu of a greater loss if the property went into foreclosure. After discussion, the board directed Mr. O'Connor to accept the offer if the short sale offer was accepted in order to prevent a greater collection loss to the association.

OLD BUSINESS

Direct Correspondence to Board Members by Homeowner—President Jauch presented the board with the letter he wrote to the homeowner regarding a fence violation that was previously heard at the July 9, 2008, board meeting and later resolved. As the letter indicated, the matter is closed and requires no further action by the board or any of its members.

Water Budgets and Landscaping Changes—Mr. Hammelman informed the board that the Town's Development Services Department was working on a special package plan to aid homeowner associations in reducing cost, fees and paperwork if they should desire to alter their landscaping and sod site plans in order to reduce water usage.

### NEW BUSINESS

Installation of Energy Efficient Measures and Renewable Energy Generation Devices—Mr. O'Connor presented a resolution for approval by the board that adopts reasonable aesthetic provisions for the association to govern the installation, change and/or modifying of energy efficient measures and renewable energy generation devices. This resolution follows the requirements of the recent Colorado law enacted to prohibit unreasonable restrictions on energy efficient measures that may be taken by homeowners.

After discussion, motion was made, seconded, and passed unanimously to adopt the Resolution on Energy Efficient Measures as presented.

Administrative Management of Sub-Association—Mr. O'Connor presented a letter request and related legal opinion asking that the master association assume the management duties of The Pines at Plum Creek Homeowners Association. After discussion of various concerns and issues, the board asked Mr. O'Connor to discuss the issues with the master association's attorney and tabled the matter for later consideration.

Landscape & Irrigation Maintenance—Mr. O'Connor discussed the various 2009 landscaping and irrigation issues with the board, and water usage and its increasing costs continue to remain a concern of all.

After discussion, 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 2009 season.

Water Feature Maintenance—Mr. O'Connor discussed the 2009 maintenance issues of the water feature with the board. Again as in the past, water usage at the feature was discussed.

Motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide the 2009 maintenance of the water feature.

Pet Pick-up Stations—Mr. O'Connor also presented a bid proposal for the 2009 maintenance of the pet pick-up stations.

After discussion, motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide the 2009 maintenance of the pet pick-up stations.

### ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:55 p.m.

NEXT BOARD MEETING—**Wednesday, April 8, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.