

**PLUM CREEK MASTER HOMEOWNERS ASSOCIATION**

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**BOARD OF DIRECTORS MEETING**

**MARCH 12, 2008**

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:15 p.m. by President Mark Kramer. Also present were board members Jackie Brackin, Tom Flenner (Secretary/Treasurer), Al Holowinski, Fred Jauch and Rob Lytikainen (Vice President). President Kramer noted there was a quorum.

PRESENTATION BY ASSOCIATION ATTORNEY

At the request of the board, Rich Johnston discussed his legal opinion regarding the association providing trash service to all homes of its members. Mr. Johnston again emphasized that the association can provide trash services to its members; however, it does not have authority to include the charge for trash services in the assessments or to pursue the collection of that charge. The assessments can only be used to improve and maintain the "common property" areas and the collection of trash at the members' property is not a "common property" area. Therefore, the Declaration would have to be amended in order to provide and assess for trash services.

The costs and procedures of amending the Declaration were discussed at length with Messrs. Johnston and O'Connor, both of whom have had experiences with declaration amendments in other associations. Based on many years of experience in obtaining votes within this association versus the need of a 67% member/owner approval, the subsequent related approval of mortgage holders and the estimated thousands of dollars of cost, the board felt that the effort and money of the association would be better spent on the owners' behalf in maintaining and improving the common areas. Therefore, the board by consensus decided not to pursue the amending of the Declaration at this time.

APPROVAL OF FEBRUARY 13, 2008, MINUTES

Motion was made, seconded, and passed unanimously to approve the February 13, 2008, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the February 2008 financial statements, as follows:

- Income year-to-date	\$ 25,097 actual	\$ 23,649 budgeted
- Operating expenses year-to-date	\$ 12,458 actual	\$ 19,382 budgeted
- Net operating income year-to-date	\$ 12,639 actual	\$ 4,267 budgeted

The positive variance in operating expenses is because the budgeted payment for Christmas lighting is being paid in March after an agreed upon adjustment of the invoice by the vendor (see below).

Mr. O'Connor also reviewed for the board the status of several delinquencies.

OLD BUSINESS

Christmas Tree Lighting Invoice—Mr. O'Connor announced that Swingle Tree Company had accepted his suggestion for the reduced amount to be paid on the outstanding invoice because of the lack of service and maintenance. The board agreed with the reduced amount so the invoice will now be paid at the settlement price.

### NEW BUSINESS

Landscape & Irrigation Maintenance—Mr. O'Connor discussed the various 2008 landscaping and irrigation issues with the board, and water usage and its increasing costs 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 2008 season.

Pet Pick-up Stations—Mr. O'Connor presented a bid proposal for the 2008 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 2008 maintenance of the pet pick-up stations.

Water Feature Maintenance—Mr. O'Connor discussed the 2008 maintenance issues of the water feature with the board. Again, 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 2008 maintenance of the water feature.

Entrance Sign Improvements—Mr. O'Connor informed the board that the east side sign had been vandalized and that both signs were in need of repair. He presented a preliminary bid for the work and will inquire if the association's insurance coverage will pay for the damages. The board agreed that the signs needed refreshing and asked Mr. O'Connor to obtain additional bids.

Meeting of Castle Rock Town Council and HOA Leaders—Mr. O'Connor discussed this meeting held on January 29, 2008. The town wants to become more cooperative and proactive with the area HOAs and discussed various issues and matters concerning the HOAs. An officer and/or board member will plan to attend future meetings and communicate any issues or matters important to the association.

### ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:05 p.m.

NEXT BOARD MEETING—**Wednesday, April 9, 2008, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.