

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
APRIL 8, 2009

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:04 p.m. by President Fred Jauch. Also present were board members Jackie Brackin, Tom Flenner (Secretary/Treasurer), Jennifer Halloway (Vice President), Clark Hammelman and Jason Johnson, as well as John O'Connor of Pristine Communities, Inc. Board member Rob Lytikainen was absent. President Jauch noted there was a quorum.

APPROVAL OF MARCH 11, 2009, MINUTES

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

MANAGEMENT REPORT

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

- Income year-to-date	\$ 35,852 actual	\$ 21,723 budgeted
- Operating expenses year-to-date	\$ 19,635 actual	\$ 23,572 budgeted
- Net operating income (loss) year-to-date	\$ 16,217 actual	\$ (1,849) budgeted

The positive variance in income is because the effect of the annual discount program has not yet been applied. The positive variance in operating expenses is because of timing differences between yearly expenses and the budgeted amounts.

Mr. O'Connor also reviewed the status of several delinquencies for the board and addressed their comments and concerns.

OLD BUSINESS

Water Budgets and Landscaping Changes—Messrs. O'Connor and Hammelman informed the board that the Town's Development Services Department had finally worked out a special package plan to aid homeowner associations in reducing costs, fees and paperwork if they should desire to alter their landscaping and sod site plans in order to reduce water usage.

Administrative Management of Sub-Association—Mr. O'Connor informed the board of his discussion with the master association's attorney regarding this matter. Taking all issues into consideration, the board decided that the association does not desire to assume the administrative management of any sub-association. However, the board discussed an alternative plan of action for The Pines at Plum Creek Homeowners Association that would accomplish similar results and directed Mr. O'Connor to propose the alternative in a letter response to them.

NEW BUSINESS

2009 Flower Program—The annual flower program was discussed and Mr. Johnson again volunteered to design and supervise this project on the board's behalf. The homeowners should notice that the various

flower beds are slowly being converted to include more perennial flowering plants in order to reduce the annual planting costs to the association.

After discussion, motion was made, seconded, and passed unanimously to grant Mr. Johnson a budget amount up to \$4,800 to complete the 2009 flower program.

Improvement Guidelines Issues—Now that the season for property maintenance and improvement has arrived, the board again wants to inform homeowners that the Master Association has architectural controls and guidelines and that there is a requirement to maintain the exterior of their properties. Important issues are: (1) any building and/or landscape improvements must be approved by both the Master and the sub-association, (2) improvements must be approved before they are started and (3) dead trees, etc. must be removed from their property. Once an improvement is approved by a sub-association, homeowners must complete the process by submitting an additional request for approval to the Architectural Control Committee (ACC) of the Master Association, along with a copy of the written approval by that sub-association. Those properties not managed by a sub-association would submit their request directly to the ACC of the Master Association.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:12 p.m.

NEXT BOARD MEETING—**Wednesday, May 13, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.