

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
MAY 9, 2007

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:00 p.m. by President Fred Jauch. Also present were board members, Christine Foote, Al Holowinski (Vice President), Jason Johnson, Mark Kramer and Rob Lytikainen, as well as John O'Connor of Pristine Communities, Inc. Tom Flenner (Secretary/Treasurer) was absent. President Jauch noted there was a quorum.

APPROVAL OF APRIL 11, 2007, MINUTES

Motion was made, seconded, and passed unanimously to approve the April 11, 2007, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the April 2007 financial statements, as follows:

- Income year-to-date	\$ 48,294 actual	\$ 37,297 budgeted
- Operating expense year-to-date	\$ 29,110 actual	\$ 39,046 budgeted
- Net operating income (loss) year-to-date	\$ 19,184 actual	\$ (1,749) budgeted

The positive variance in income is due to the prepayment of assessments under the discount program and the positive variance in operating expenses is due to delayed billings by various vendors.

OLD BUSINESS

Flower Program—Motion was made, seconded, and passed by majority vote to ratify the flower installation and maintenance contract with Douglas County Maintenance & Repair LLC, which had previously been approved by a majority of the board using electronic approval.

Soil Testing—Mr. O'Connor provided the board with the test results of the soil located in the flower beds at the entrance to Plum Creek Boulevard. This testing, completed by Colorado State University Agricultural Department, indicated that various nutrients were needed; therefore, the suggestions will be handled during planting.

NEW BUSINESS

Landscape & Irrigation Maintenance—Mr. O'Connor reported on the startup of the maintenance program as follows:

- The water feature has been activated.
- The first mowing of the year has been completed.
- All sodded areas have been fertilized and sprayed with weed killer.

Plum Creek Boulevard Striping—Mr. O'Connor reported that the Town of Castle Rock had not completed the compilation of the results of the survey regarding striping of the boulevard.

Reserve Study Results—Mr. O'Connor presented the revised reserve study prepared by Bradley Property Consultants to the board and reported on its results. The board reviewed the reserve study and decided to table the impact on the operating budget until September 2007.

ACC Issues—Mr. Jon Laws, board member of the St. Andrews sub-association, presented an improvement request from a homeowner in St. Andrews. The board requested that Mr. O'Connor obtain an opinion from legal counsel prior to addressing this architectural issue.

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, June 13, 2007, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.