

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
MAY 13, 2009

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 Jackie Brackin, Tom Flenner (Secretary/Treasurer), Jennifer Halloway (Vice President), Clark Hammelman, Jason Johnson and Rob Lytikainen, as well as John O'Connor of Pristine Communities, Inc. President Jauch noted there was a full quorum.

APPROVAL OF APRIL 8, 2009, MINUTES

Motion was made, seconded, and passed unanimously to approve the April 8, 2009, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 32,370 actual	\$ 33,964 budgeted
- Operating expenses year-to-date	\$ 26,558 actual	\$ 34,813 budgeted
- Net operating income (loss) year-to-date	\$ 5,812 actual	\$ (849) budgeted

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

Administrative Management of Sub-Association—Mr. O'Connor reviewed with the board the letter sent to The Pines at Plum Creek Homeowners Association defining the board's alternative plan of action that would not require administrative management but accomplish similar results desired by all concerned. He reported that the process is ongoing and should have a favorable outcome.

NEW BUSINESS

Irrigation Control—Mr. O'Connor informed the board that water usage for irrigation would be closely monitored and controlled so that the established water budgets could be followed. This should keep the association from having to pay the higher usage (penalty) rates now being charged by the Town.

2009 Landscaping and Flower Program—Mr. O'Connor reported that the landscaping work was underway and that planting of the flowers would be done in late May.

Rock Wall Damage—Mr. O'Connor also informed the board that the rock wall near Champions Court was damaged by an unknown vehicle during a snow storm. The damage will be repaired as soon as possible.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:22 p.m.

NEXT BOARD MEETING—**Wednesday, June 10, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.