

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

May 19, 2010

CALL TO ORDER & VERIFICATION OF QUORUM

This board meeting was originally scheduled for May 12, 2010, but would not have had a quorum, so it was rescheduled for May 19, 2010.

The meeting was called to order at 6:00 p.m. by President Fred Jauch. Also present were board members Clark Hammelman and Jason Johnson (Secretary/Treasurer), as well as John O'Connor of Pristine Communities, Inc. Board member Jennifer Crowley (Vice President) was absent. President Jauch noted there was a quorum.

APPOINTMENT OF BOARD MEMBER

Mr. O'Connor introduced Jim Orr who has agreed to serve as a replacement board member for Jackie Brackin who recently resigned from the board. Mr. Orr is a resident of the St. Andrews subdivision. He provided the board with a brief overview of his career and community involvement.

Motion was made, seconded, and passed unanimously to appoint Mr. Orr to complete Ms. Brackin's term of service on the board, which expires January 2011.

Board members welcomed Mr. Orr to the board.

APPROVAL OF MARCH 10, 2010, MINUTES

Motion was made, seconded, and passed unanimously to approve the March 10, 2010, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the April 2010 financial statements, as follows:

– Income year-to-date	\$ 33,445 actual	\$ 33,964 budgeted
– Operating expenses year-to-date	\$ 33,250 actual	\$ 34,813 budgeted
– Net operating income (loss) year-to-date	\$ 195 actual	\$ (849) budgeted

Mr. O'Connor reviewed the list of delinquencies for the board, noting that all items were being handled appropriately.

OLD BUSINESS

Pines Sub-Association Dissolution—Mr. O'Connor noted that the Pines sub-association dissolution has been completed, with the conveyance of certain small open space parcels and transfer of residual funds to the master association.

NEW BUSINESS

Waterfall Repairs and Activation—Mr. O'Connor reported on recently completed waterfall repairs/cost, noting that the waterfall should be in good shape for a couple of years. He also reported that the waterfall had recently been activated for the 2010 season. He commented that underwater lights and pumps are removed and taken to storage each winter and reinstalled in the spring.

Rock Wall Repairs—Mr. O'Connor reported on recent repairs/cost to the rock wall along the boulevard that were needed due to damage done by vehicles.

Flower Installation—Mr. Johnson reported on flower installation currently in process, noting that flower selection is the same as last year. He commented that the installers are doing a good job, weeds have been removed and the areas refreshed, and the project should be completed by May 20.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:15 p.m.

NEXT BOARD MEETING—**Wednesday, July 14, 2010, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.