

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
JUNE 10, 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, Jennifer Halloway (Vice President), Clark Hammelman and Jason Johnson, as well as John O'Connor of Pristine Communities, Inc. Board member Tom Flenner (Secretary/Treasurer) and Rob Lytkainen were absent. President Jauch noted there was a quorum.

APPROVAL OF MAY 13, 2009, MINUTES

Motion was made, seconded, and passed unanimously to approve the May 13, 2009, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 45,689 actual	\$ 46,205 budgeted
- Operating expenses year-to-date	\$ 34,525 actual	\$ 47,404 budgeted
- Net operating income (loss) year-to-date	\$ 11,164 actual	\$ (1,199) 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

Status of Pines Sub-Association Issue—Mr. O'Connor reviewed for the board the various documents that had been drafted to finalize the termination of The Pines at Plum Creek Association, Inc. and related Declaration. After discussion, the board requested that Mr. O'Connor continue to complete the process with the sub-association where it involves the master association.

NEW BUSINESS

Status of Spring Clean-up—Mr. O'Connor reported on the status of the spring landscaping clean-up and trimming of trees and shrubs along Plum Creek Boulevard. He also stated that the planting of annual flowers had been completed.

Covenants Violations—Mr. O'Connor updated the board on two violations of the provisions of the Declaration for Plum Creek and stated that he mailed Notices of Complaint to the homeowners of the affected properties. Additionally, Mr. O'Connor stated that he mailed a letter to another homeowner to correct a concern raised by neighbors.

Sub-Association Responses to Homeowners—Mr. Johnson noted that board members and managers of sub-associations in Plum Creek need to quickly respond to requests from their members. He said that

delays in response and action had been brought to his attention and he felt it imperative that this issue be brought to light and noted in these minutes.

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, July 8, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.