

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
JULY 9, 2008

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:05 p.m. by President Mark Kramer. Also present were board members Tom Flenner (Secretary/Treasurer), Fred Jauch and Jason Johnson, as well as John O'Connor of Pristine Communities, Inc. Board members Jackie Brackin, Al Holowinski and Rob Lytikainen (Vice President) were absent. President Kramer noted there was a quorum.

HOMEOWNER HEARING

Mr. O'Connor provided the board with an overview of the Red Tree Place fence violation and related correspondence, and informed the board that the Architectural Control Committee of the association had not approved the type of fence or its installation. The homeowner had been requested to appear at the meeting and was present. He then gave his views of the situation and stated his position on the matter.

After discussion and with no resolution of the violation, the board directed Mr. O'Connor to have the association attorney proceed with the necessary filing of notice in the public records.

APPROVAL OF JUNE 11, 2008, MINUTES

Motion was made, seconded, and passed unanimously to approve the June 11, 2008, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the June 2008 financial statements, as follows:

- Income year-to-date	\$ 64,949 actual	\$ 60,946 budgeted
- Operating expenses year-to-date	\$ 86,569 actual	\$ 62,495 budgeted
- Net operating (loss) year-to-date	\$ (21,620) actual	\$ (1,549) budgeted

The variances in income and expenses are mostly due to timing differences and because landscape and rock wall improvements are temporarily being paid from the operating fund. These costs will be reimbursed to the operating fund from the reserve fund once the improvements are complete and the total costs are known.

Mr. O'Connor also reviewed the status of several delinquencies for the board. Foreclosures have increased over the last year in the Plum Creek area; however, the delinquency rate for the association continues to be very low.

OLD BUSINESS

Rock Wall Improvements—Mr. O'Connor updated the board on the progress of the rock wall improvements. The completion has been delayed because of the town's repair work on Plum Creek Boulevard but is expected to be finished by the end of August. The replanting within the improved area will also be completed in the next month or so.

Improvement Guidelines Issues—Mr. O'Connor provided copies of the letters he sent to the various sub-associations as requested by the board. Homeowners should now be better informed of the requirement to also submit their requests for exterior improvements to the Architectural Control Committee of the association before any work is started.

NEW BUSINESS

Covenants Violations—Mr. O'Connor informed the board of various 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.

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, August 13, 2008, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.