

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

JULY 11, 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 Tom Flenner (Secretary/Treasurer), Christine Foote, Al Holowinski (Vice President), Jason Johnson, Mark Kramer and Rob Lytikainen, as well as John O'Connor of Pristine Communities, Inc. President Jauch noted there was a quorum.

APPROVAL OF JUNE 13, 2007, MINUTES

Motion was made, seconded, and passed unanimously to approve the June 13, 2007, minutes. The minutes will be posted on the website.

HOMEOWNERS FORUM

Three homeowners were present and raised the following questions that were discussed by the board and Mr. O'Connor:

Why are the reserves so high? *Mr. O'Connor responded that the reserves were established as required by the Master Declaration to provide for the replacement costs of capital items, such as the water and entrance features, irrigation system and major tree, shrub and landscaping changes. The amounts held are as recommended by the periodically updated reserve study and are annually reviewed by the board as to adjustments needed, if any.*

Why can't additional landscape maintenance be done on Plum Creek Boulevard and Mount Royal Drive? Specific issues raised by a homeowner *along with responses by Mr. O'Connor and the board* were:

- (1) Weeds in the cracks of the sidewalks and curbs.
Response – Mr. O'Connor stated that weeds are sprayed and trimmed twice each year and the board announced that they will be more aggressively treated this year (see New Business below).
- (2) Weeds and tall grass in the open spaces along both sides of the boulevard.
Response – Mr. O'Connor stated that the association has no control over the open spaces and that homeowners should contact the Town to request mowing and weed control enforcement. The board asked Mr. O'Connor to write the various owners of the open spaces, if possible, to request mowing and weed control.
- (3) Certain of the rock walls in the boulevard median need repair.
Response – The board requested that Mr. O'Connor obtain bids to rebuild the walls along the boulevard median that need repair.
- (4) Trees, bushes and shrubs need additional trimming and/or replacement.
Response - See New Business below.
- (5) Pine needles under the trees should be cleaned up.
Response – The board asked Mr. O'Connor to review the clean-up needs with the landscape contractor, Douglas County Maintenance & Repair, LLC (DCM&R).

With no further issues being presented, the homeowners forum was closed.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 63,900 actual	\$ 60,946 budgeted
- Operating expenses year-to-date	\$ 64,542 actual	\$ 65,245 budgeted
- Net operating loss year-to-date	\$ (642) actual	\$ (4,299) budgeted

Mr. O'Connor also reviewed the status of several delinquencies for the board.

OLD BUSINESS

Flower Program—Ms. Foote further commented to the board on the flower plantings that had been completed by DCM&R. Continuing discussions were made by various board members as to the overall display, colors and types of plants used and concerns were expressed by Ms. Foote regarding weekly maintenance of the flowers. All comments will be considered in future designs and plant selections and Mr. O'Connor will discuss the flower maintenance program with DCM&R.

Plum Creek Garbage Service—The board requested that Mr. O'Connor renew his previous activity of pursuing bids from local waste disposal companies to serve the complete Plum Creek area with a single day per week of garbage pickup. This is being considered by the board because it should provide a savings to the homeowners and various subassociations and aesthetically improve the appearance of the area with only one day a week of garage pickup.

Irrigation Issues—Mr. O'Connor reported that he had written to Mr. Ron Redd, Director of the Utilities Department, and others with the Town of Castle Rock regarding changes to the watering plan previously provided in writing to the association. Mr. Redd subsequently informed Mr. O'Connor that the 2006 irrigation policy would be honored in 2007 and that no changes were needed.

NEW BUSINESS

Weed Control—After discussion about increased weed growth in the sidewalks and curbs throughout the Plum Creek area, a motion was made, seconded, and passed unanimously to approve spraying of the weeds in the sidewalks and curbs along Plum Creek Boulevard and Mount Royal Drive five times per year not to exceed \$200 per treatment. Additional work needed is to also have DCM&R trim the weeds after they have died.

Tree, Bush and Shrub Trimming—After discussion, the board requested that Mr. O'Connor obtain bids to provide trimming of the trees along Plum Creek Boulevard with the bidders also presenting their recommendations for the work to be done. Mr. O'Connor will also review bush and shrub trimming needs and/or replacement with DCM&R.

Street and Traffic Signs in Plum Creek—Mr. O'Connor reported that Mr. Dan Sailer, Transportation Engineering Manager in the Public Works Department of the Town of Castle Rock, requested an informal meeting with the board. In response, Messrs. Jauch, Johnson, O'Connor and Ms. Foote met with Mr. Sailer and were informed that the Plum Creek street and traffic control signage needed to be replaced in order to meet revised standards. However, he did not announce any plans for the replacements at this time but was inquiring to find out if the association had a desire to participate in the cost. The matter was discussed by the board with no action being taken at this time.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:22 p.m.

NEXT BOARD MEETING—**Wednesday, August 8, 2007, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.