

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

AUGUST 12, 2009

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:05 p.m. by Secretary/Treasurer Tom Flenner. 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 Rob Lytkainen was absent. Mr. Flenner noted there was a quorum.

PRESENTATION ON NEIGHBORHOOD POLICING UNIT

Sergeant Scott Claton of the Castle Rock Police Department presented an overview of the pilot program, Neighborhood Policing Unit (NPU), which provides enhanced police attention to Castle Rock communities. The program runs from June through August and allows for additional officer and vehicle coverage of the Plum Creek area during the evening hours. According to Sergeant Claton, the increased patrol activity is beneficial and has been noticed by homeowners.

Members of the NPU are asking homeowners to assist them in their work by keeping garage doors closed and other exterior doors locked, to remove valuables from parked vehicles including garage door openers and keep them locked, to turn on outside lights at night, and to report any suspicious activity in the area.

The association requests that homeowners e-mail or write to the Town of Castle Rock and/or the Chief of Police Tony Lane if they would like to see the program continued in the future.

President Fred Jauch arrived and chaired the remainder of the meeting.

APPROVAL OF JUNE 10, 2009, MINUTES

Motion was made, seconded, and passed unanimously to approve the June 10, 2009, minutes. The minutes will be posted on the website.

It was noted that the scheduled board meeting of July 8, 2009, was not held because there would not be a quorum in attendance.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 69,131 actual	\$ 70,687 budgeted
- Operating expenses year-to-date	\$ 56,835 actual	\$ 76,548 budgeted
- Net operating income (loss) year-to-date	\$ 12,296 actual	\$ (5,861) 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. The board acknowledged and approved Mr. O'Connor's acceptance of consideration and assignment of lien for the board on a property that was in foreclosure.

OLD BUSINESS

Status of Pines Sub-Association Issue—Mr. O'Connor updated the board on the activity of terminating The Pines at Plum Creek Association, Inc. The process is moving along as expected and should be completed in the next 60 days.

NEW BUSINESS

Rock Wall Damage—Mr. O'Connor informed the board that the various damages to the rock walls along the boulevard done by vehicles are being repaired by the same vendor that originally built the walls thus providing an aesthetic and blending repair.

Water Usage—Mr. O'Connor informed the board of the irrigation water usage versus the budgeted amount allowed by the Town of Castle Rock. The usage was below budget because of the extra rain and lower temperatures experienced this summer.

Covenants Violations—Mr. O'Connor updated the board on four violations of the provisions of the Declaration for Plum Creek and stated that he mailed letters to the homeowners of the affected properties requesting that the violations be remedied. He informed the board that the various violations were being addressed by the homeowners.

September Board Meeting—Because a quorum of board members are not expected to be available on September 9, 2009, the board decided to not have a September board meeting

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:53 p.m.

NEXT BOARD MEETING—**Wednesday, October 14, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.