

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
AUGUST 13, 2008

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:00 p.m. by President Mark Kramer. Also present were board members Jackie Brackin, Tom Flenner (Secretary/Treasurer), Fred Jauch, Jason Johnson and Rob Lytikainen (Vice President), as well as John O'Connor of Pristine Communities, Inc. Board member Al Holowinski was absent. President Kramer noted there was a quorum.

APPROVAL OF JULY 9, 2008, MINUTES

Motion was made, seconded, and passed unanimously to approve the July 9, 2008, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 107,770 actual	\$ 72,770 budgeted
- Operating expenses year-to-date	\$ 121,399 actual	\$ 77,297 budgeted
- Net operating (loss) year-to-date	\$ (13,629) actual	\$ (4,527) budgeted

The large variance in income is mostly due to the transfer of monies from the reserve fund to the operating fund to cover a portion of the cost of landscape and rock wall improvements. Likewise, the costs of these improvements are also reflected in the large variance in operating expenses.

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

OLD BUSINESS

Rock Wall Improvements—Mr. O'Connor updated the board on the progress of the rock wall improvements and indicated that the walls should be completed by the September board meeting. The replanting needed within the improved areas along the boulevard is covered under New Business below.

Fence Violation—Mr. O'Connor informed the board that the fence on Red Tree Place had been removed by the homeowner and that this subject of the homeowner hearing held at the July 9, 2008, board meeting had been resolved.

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.

"Water Budget" Set by the Town of Castle Rock—Mr. O'Connor presented an in-depth analysis and discussion of the association's water usage for irrigation and the costly effect if the "water budget" set by the Town is exceeded. The budget and related rates went into effect in August 2008. While the association is using and has received a rebate from the Town for its weather-based irrigation controller, no special allowance for this conservation effort was given in the "water budget". Mr. O'Connor also recommended that all sprinkler heads along the boulevard be replaced with a more efficient type and

presented a preliminary proposal to complete this work. This work will be further discussed at the September board meeting.

Landscape Improvements—Mr. O'Connor presented a proposal for the replanting of the various rock wall areas along the boulevard and for the placement of two large rock boulders to stop the drive-over of the median by certain vehicles north of the Mango Drive intersection. Mr. Johnson volunteered to supervise the replanting on the board's behalf.

After discussion, motion was made, seconded and passed unanimously to accept the bid of Douglas County Maintenance and Repair, LLC to complete the landscape improvements.

Vehicle Thefts in Plum Creek—Mr. O'Connor informed the board that vehicle thieves have been targeting the Plum Creek area. Homeowners are advised to not leave keys in unattended vehicles, to keep them locked and to keep garage doors fully closed. Additionally, homeowners should be very vigilant and aware of activities in their neighborhoods.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:50 p.m.

NEXT BOARD MEETING—**Wednesday, September 10, 2008, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.