

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 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 Tom Flenner (Secretary/Treasurer), Fred Jauch, Jason Johnson and Rob Lytikainen (Vice President), as well as John O'Connor of Pristine Communities, Inc. Board members Jackie Brackin and Al Holowinski were absent. President Kramer noted there was a quorum.

PRESENTATION ON IRRIGATION SYSTEM

Dwayne Farnsworth with Douglas County Maintenance and Repair, LLC updated the board on the Plum Creek Boulevard irrigation system and its water usage. He explained in detail why all the current sprinkler heads should be replaced with a newer type that will reduce water loss and provide significant cost savings to the association over time. This work would also continue to demonstrate the association's commitment to water conservation in the Town of Castle Rock.

After discussion, motion was made, seconded and passed unanimously to accept the bid of Douglas County Maintenance and Repair, LLC to replace all sprinkler heads along the boulevard.

APPROVAL OF AUGUST 13, 2008, MINUTES

Motion was made, seconded, and passed unanimously to approve the August 13, 2008, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 121,353 actual	\$ 84,595 budgeted
- Operating expenses year-to-date	\$ 146,484 actual	\$ 88,152 budgeted
- Net operating (loss) year-to-date	\$ (25,131) actual	\$ (3,557) 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 informed the board that the rock wall improvements are complete. Several homeowners have commented on how great the walls look and the board thanks Temple Canyon Ventures for its design and reconstruction of the rock walls.

NEW BUSINESS

Management of Sub-Association—Mr. O'Connor discussed a request from the Homeowners Association of Champions Court, Inc. that the Plum Creek Master Homeowners Association take over the operation of their association so they could realize material cost savings to their homeowners. Champions Court would pay a fee to the master association to perform the administrative and management duties of their association. Mr. O'Connor also presented a legal opinion that confirms the master association could assume this responsibility.

After discussion, the board tabled this matter and asked Mr. O'Connor to gather additional information on the costs involved and the fee that should be charged for presentation at a future board meeting.

Mr. O'Connor also presented a letter from the Players Club Estates Homeowners Association notifying the board that their sub-association had been deactivated and requesting that the master association store their records. Mr. O'Connor indicated that storage space was available at no additional cost so the board agreed to the storage of their records.

Covenants Violations—Mr. O'Connor updated the board on 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.

Mountain Lion Sightings in Plum Creek—Mr. O'Connor informed the board that a homeowner reported there had been sightings of and sounds heard from a mountain lion in the Plum Creek area. The Castle Rock Police Department, Colorado Division of Wildlife and the Castle Rock News-Press had been made aware of the situation.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 6:57 p.m.

NEXT BOARD MEETING—**Wednesday, October 8, 2008, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.