

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

September 12, 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), Al Holowinski (Vice President), Jason Johnson, Mark Kramer and Rob Lytikainen, as well as John O'Connor of Pristine Communities, Inc. Board member Christine Foote was absent. President Jauch noted there was a quorum.

APPROVAL OF JULY 11, 2007, MINUTES

Motion was made, seconded, and passed unanimously to approve the July 11, 2007, minutes. The minutes will be posted on the website.

It was noted that the scheduled board meeting of August 8, 2007, was not held because there was not a quorum in attendance.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 90,799 actual	\$ 84,595 budgeted
- Operating expenses year-to-date	\$ 83,227 actual	\$ 87,055 budgeted
- Net operating income (loss) year-to-date	\$ 7,572 actual	\$ (2,460) budgeted

The above variances are mostly due to timing differences of payments.

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

OLD BUSINESS

Plum Creek Garbage Service—Mr. O'Connor reviewed for the board the bids that he received from local waste disposal companies to serve the complete Plum Creek area with a single day per week of garbage pickup. Based on discussions of pricing currently being charged to subassociations, the board asked Mr. O'Connor to further discuss and clarify the proposed pricing and type of service with the bidders.

Tree Trimming—Mr. O'Connor reviewed for the board the bids that he received to provide trimming of the trees along Plum Creek Boulevard. After discussion regarding trimming levels and other recommendations, motion was made, seconded, and passed unanimously to accept the bid of Lynn's Tree Service to prune as needed the various deciduous and evergreen trees which are located in the median area along Plum Creek Boulevard.

NEW BUSINESS

Rock Wall Improvement—Mr. O'Connor and the board discussed the needed rebuilding of the rock wall in the median of Plum Creek Boulevard near the Champions Court entrance. While the current construction is that of stacked rocks, the board decided that the new wall should be completed using rebar and concrete construction. This would give it the same general appearance as the walls at the main entrance to Plum Creek Boulevard. Mr. O'Connor will solicit additional bids for the increased scope of work.

Landscape Maintenance Issue—Mr. O'Connor recommended that a short section of sod in the median area of Plum Creek Boulevard between Champions Court and Mount Royal Drive be replaced with rock cover and shrubs. This will eliminate a small isolated sod area from irrigation, maintenance and water usage, and continue to demonstrate to the Town of Castle Rock that the association is doing its part to conserve water and lower its usage. The board agreed that this maintenance item should be completed.

Snow Removal for 2007-08 Season—Mr. O'Connor presented a snow removal bid from Douglas County Maintenance & Repair, LLC (DCM&R), last year's provider, for the upcoming winter season. Mr. O'Connor will solicit additional bids for review at the next board meeting.

At 6:45 p.m., President Jauch excused himself from the board meeting to attend to personal business, and Vice President Al Holowinski chaired the remainder of the meeting.

Tree Lighting for the 2007 Holiday Season—Mr. O'Connor presented a tree lighting bid from Swingle, last year's provider, for the 2007 holiday season. After discussion, and considering homeowners' comments to board members that more lights would make a better appearance, the board requested that Mr. O'Connor review the coverage issue with Swingle and also solicit additional bids for similar service that is provided by Swingle.

Electrical Service Problems to Irrigation System—Mr. O'Connor informed the board of various problems that DCM&R has encountered with the underground electric lines servicing the irrigation system. After discussion of the issues, Mr. Johnson volunteered to research the matter and report his findings and recommendations to the board on how best to correct the problems.

Covenant Violation Matter—The board reviewed the complaint it had sent to a homeowner because of a vehicle parking violation and the related response and special request from that homeowner. Mr. O'Connor was asked to respond to the homeowner regarding the special request.

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, October 10, 2007, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.