

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION
www.plumcreekhoa.com

BOARD OF DIRECTORS MEETING
October 10, 2007

CALL TO ORDER & VERIFICATION OF QUORUM

The meeting was called to order at 6:15 p.m. by President Fred Jauch. Also present were board members Tom Flenner (Secretary/Treasurer), Jason Johnson, and Mark Kramer, as well as John O'Connor of Pristine Communities, Inc. Board members Christine Foote, Al Holowinski (Vice President), and Rob Lytikainen were absent. President Jauch noted there was a quorum.

PRESENTATION BY SPECIAL GUEST

Mr. Jeff Brasel, Long Range Planning Manager for the Town of Castle Rock, was invited to the meeting to update the board on current and future development activities around the Plum Creek area. Major points covered in the discussion were:

- The Plum Creek Boulevard extension to Crystal Valley Parkway should be completed by the end of November 2007. The Town does not expect this connection to greatly increase the traffic flow on Plum Creek Boulevard, which has been a concern of the board members and homeowners alike.
- The southern interchange to connect Crystal Valley Parkway to I-25 is not expected to be done in the near future nor until there is a large increase in traffic flow from the Crystal Valley area. Work on this interchange will occur in stages as direction of the traffic flow dictates. The Town expects the Crystal Valley traffic to continue to use the new bridges and the I-25 frontage/service road to access the interstate.
- Most of the commercial and residential development plans for the Plum Creek area and southern part of Castle Rock have been put on hold by the land owners because of the current downturn in the housing markets.

APPROVAL OF SEPTEMBER 12, 2007, MINUTES

Motion was made, seconded, and passed unanimously to approve the September 12, 2007, minutes. The minutes will be posted on the website.

MANAGEMENT REPORT

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

| | | |
|--|-------------------|--------------------|
| - Income year-to-date | \$ 104,585 actual | \$ 96,419 budgeted |
| - Operating expenses year-to-date | \$ 91,706 actual | \$ 96,904 budgeted |
| - Net operating income (loss) year-to-date | \$ 12,879 actual | \$ (485) 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 again 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. Previous points raised by the board were satisfactorily responded to by the bidders.

Motion was made, seconded, and passed unanimously to accept the bid by Waste Management to provide garbage pickup on a single day per week for the complete Plum Creek area, with service to begin on January 1, 2008, for a contract term of one year.

Subsequently, it was determined by the association's legal counsel that the documents governing the association do not allow it to provide trash services or include any charges for the service in their assessments. Therefore, this action taken by the board cannot be implemented.

Tree Lighting for the 2007 Holiday Season—Mr. O'Connor presented a revised tree lighting bid from Swingle for the 2007 holiday season. The revised bid provides for a 25% increase in the number of lights used and utilizes the maximum electrical load available. The adding of electric service to additional islands along the boulevard to be used for future tree lighting will be considered when upgrading the electric service for irrigation.

Motion was made, seconded, and passed unanimously to accept the Swingle revised bid to provide the tree lighting for the 2007 holiday season.

Snow Removal for 2007-08 Season—Mr. O'Connor presented additional bids for snow removal and discussion was held regarding town requirements, how the snow is handled when large accumulations occur, and budget considerations for 2008.

Motion was made, seconded, and passed unanimously to accept the bid of Douglas County Maintenance & Repair LLC to provide snow removal services for the 2007-08 season.

Rock Wall Improvement—Mr. O'Connor presented the bids for the rebuilding of the rock wall in the median of Plum Creek Boulevard near the Champions Court entrance. As previously decided by the board, the new wall will be rebuilt using rebar and concrete construction giving it the same general appearance as the walls at the main entrance to Plum Creek Boulevard.

Motion was made, seconded, and passed unanimously to accept the bid of Temple Canyon Ventures to rebuild the rock wall described above.

Electrical Service Problems to Irrigation System—Mr. O'Connor presented a preliminary bid for directional boring services to install new underground electric lines servicing the irrigation system. After again discussing the issues and cost, the board decided to table this matter for future board action.

NEW BUSINESS

Flower Program for 2008—Mr. Johnson presented a preliminary verbal plan of action for the board to consider when it becomes time to address the flower program for 2008. The board asked Mr. Johnson to give a written presentation of his plan at a future meeting.

Management Agreement—The board reviewed the new management agreement presented by Mr. O'Connor. The agreement provides for only a small increase in charges beginning in 2008 and it was noted that Mr. O'Connor has not increased his charges to the association for several years.

Motion was made, seconded, and passed unanimously to accept the new Management Agreement of Pristine Communities, Inc. to provide continued management services to the association.

2008 Budget—Mr. O'Connor presented a draft budget for 2008 for the board's consideration. In response to a question regarding reserves, Mr. O'Connor informed the board that the reserve amount is on schedule with the revised reserve study that was presented in May 2007. Members are to review the budget and they will discuss, adjust if necessary and approve it at the November board meeting.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:35 p.m.

NEXT BOARD MEETING—**Wednesday, November 14, 2007, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.