

PLUM CREEK MASTER HOMEOWNERS ASSOCIATION

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BOARD OF DIRECTORS MEETING

October 14, 2009

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), Jennifer Halloway (Vice President), Clark Hammelman, Jason Johnson and Rob Lytkainen, as well as John O'Connor of Pristine Communities, Inc. Board member Jackie Brackin was absent. Mr. Jauch noted there was a quorum.

APPROVAL OF AUGUST 12, 2009, MINUTES

Motion was made, seconded, and passed unanimously to approve the August 12, 2009, minutes. The minutes will be posted on the website.

It was noted that the scheduled board meeting of September 9, 2009, was not held because there would not be a quorum in attendance.

MANAGEMENT REPORT

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

- Income year-to-date	\$ 95,427 actual	\$ 95,169 budgeted
- Operating expenses year-to-date	\$ 75,970 actual	\$ 97,043 budgeted
- Net operating income (loss) year-to-date	\$ 19,457 actual	\$ (1,874) budgeted

The positive variance in operating expenses is because of savings to date on water usage and snow removal, along with timing differences between other yearly expenses and related budgeted amounts.

Mr. O'Connor also reviewed the status of several delinquencies for the board. Because of the increase in delinquencies due to economic hard times, the board reviewed the collection policies with Mr. O'Connor and was satisfied that the methods and timing of collection actions are appropriate.

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. Because of additional requirements imposed by the Town of Castle Rock on conveying certain open space parcels, increased costs will now be incurred by the sub-association. The process is still moving forward and is expected to be completed as soon as the Town requirements are met.

NEW BUSINESS

Projects for 2010—No major projects were found to be necessary in 2010; however, the board indicated to Mr. O'Connor that the ongoing control of overgrowth on the bushes and shrubs along the boulevard should continue. Additionally, Mr. O'Connor informed the board that he is working on having needed repairs done on the water feature at the boulevard entrance to Plum Creek.

Water Usage—Now that the current landscaping, irrigation and watering season is over, Mr. O'Connor updated the board on the irrigation water usage versus the budgeted amount allowed by the Town of Castle Rock. This was below budget because of the extra rain and lower temperatures experienced this summer, the benefit of which was a substantial savings in water cost.

Upgrading of Holiday Lights—Mr. O'Connor reminded the board that it was time to purchase the next group of the more efficient and longer-lasting LED multi-colored lights for the boulevard trees. Because of the positive budget variance expected for this year, the board decided to purchase all the remaining lights needed to complete the upgrading of the holiday lights. Mr. O'Connor is to determine how many of the LED lights are needed and the best purchase price available to the association. He will then inform the board and request approval for the purchase.

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

Plum Creek Directory—Mr. Flenner reported that a homeowner called asking if there was going to be an updated directory published for the association. This matter was previously reviewed by the board and since no one has come forward to manage this project, the board again decided that it could not complete an updated directory. The board asked Mr. O'Connor to put this item on the annual meeting agenda for discussion by the homeowners to see if someone would be willing to undertake this project.

ADJOURNMENT

There being no further business before the board, a motion was made, seconded, and passed unanimously to adjourn the meeting at 7:05 p.m.

NEXT BOARD MEETING—**Wednesday, November 11, 2009, at 6:00 p.m.** at Philip S. Miller Library, 100 South Wilcox Street.