

**PLUM CREEK MASTER HOMEOWNERS ASSOCIATION**  
[www.plumcreekhoa.com](http://www.plumcreekhoa.com)

**BOARD OF DIRECTORS MEETING**  
**November 8, 2006**

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 Christine Foote (VP), Jason Johnson (Secretary/Treasurer), Tom Flenner, Al Holowinski, Dave Watts, and Fred Jauch , as well as John O'Connor of Pristine Communities, Inc. Mr. Kramer noted there was a quorum present.

APPROVAL OF MINUTES

A motion was made, seconded, and passed unanimously to approve the October minutes as presented. The minutes will be posted on the website.

MANAGEMENT REPORT

Mr. O'Connor reviewed key points of the October 2006 financial statements, as follows:

- Income year-to-date	\$ 113,646 actual	\$ 107,443 budgeted
- Operating expense year-to-date	\$ 97,788 actual	\$ 105,420 budgeted
- Net operating income (loss) year-to-date	\$ 15,858 actual	\$ 2,023 budgeted

Mr. O'Connor also updated the board regarding several delinquencies and their status.

OLD BUSINESS

Snow Removal Contract 2006-2007 – Mr. O'Connor received 3 bids, contacted Board members for a phone vote and the contract was awarded (by majority vote) to DCM&R.

Christmas Light installation 2006 – Mr. O'Connor received 3 bids, contacted Board members for a phone vote and the contract was awarded to Swingle (by majority vote). Lights will be installed along the Blvd. before Thanksgiving.

Striping Along the Blvd. – The Board has requested bike symbol markings to be painted on the bike path to help motorists identify it (board members have received numerous calls about the striping). The purpose of the striping is to help reduce speeding along the Blvd. and will be reviewed in a year.

NEW BUSINESS

Annual Discount Program – A motion was made, discussed, seconded and passed to continue this benefit.

Annual Master HOA Meeting – Mr. O'Connor will mail out notice of the Annual Meeting on January 10, 2007.

Budget for 2007 – A motion was made, discussed, seconded and passed to except the 2007 Master HOA Budget.

Multiple Bid Policy – The board has requested that Mr. O'Connor make every effort to obtain at least three bids for all contract. Bid specifications may need to be developed for some of these (costs will be discussed in Feb. 2007).

ADJOURNMENT

At 7:05 p.m., a motion was made, seconded, and passed unanimously to adjourn the meeting.

Next Board Meeting—Wednesday, January 10, 2007, at 6:00 p.m. at Plum Creek G&CC, in the Plum Room.

Respectfully submitted

Jason Johnson  
Secretary