

***Murphy Creek Master Association
2008 Annual Meeting Minutes
January 21, 2009***

In attendance were Michael Sheldon and Cris Alexander for the Board of Directors. Dennis Lyon (District Board), Larry Summers (Construction Manager), Andrew Carroll (MDPS) and Irene Borisov (Association Manager) attended.

Call to Order / Establishment of Quorum

Vice President Michael Sheldon called the Annual Meeting to order at 6:31pm

Quorum of the Board was established, 23 homeowner's present and 18 proxies to total 41 homeowners being represented. To meet the 20% quorum requirement for the meeting, 210 owners of annexed property would need to be present. Since quorum was not met, the Board asked the membership if they wanted to continue the annual meeting, or if they would like to try to have the meeting re-convened. The membership unanimously agreed to continue with the annual meeting.

Introductions

Michael Sheldon made introductions to the membership of Board members and contractors, Cris Alexander, Dennis Lyon, Larry Summers, Irene Borisov, and Andrew Carroll.

Proof of Notice

Irene Borisov, Association Manager, provided the Certificate of Mailing of notice of this Annual Meeting to all homeowners present.

Approval of the 2007 minutes

Minutes from last years meeting were presented by Irene Borisov for approval. Irene Borisov asked if the membership had any questions. No questions were presented by the membership. Irene Borisov asked if the membership would like to approve the 2007 minutes and the membership agreed unanimously to approve.

Social Committee Updates (Jennifer Oldham)

Jennifer Oldham spoke about different social activates for the homeowners in the community such as movie night, breakfast with Santa, New Year's Eve party, and holiday light judging. She also spoke of events that were already planned for 2009 such as pizza/movie nights, bike parade which was set for July 4th, a Bunco group, and a networking group which was going to be meeting for the first time on February 9th.

Construction Updates (Larry Summers)

Larry Summers spoke on the City of Aurora doing a 42" water line from Gun Club down to Jewell and will not begin until around March 1st. He also spoke on the vector trucks in the cul-de-sac and advised that they are there to clean manholes when there are sewer problems.

District Security Update (Andrew Carroll)

Andy Carroll spoke of the new graffiti issues throughout the community and that it was a quiet summer with minimal problems. He also spoke of someone dumping trash on Harvest Rd. and it was stated that the Metro District will clear it.

Metro District Update (Dennis Lyon)

Dennis Lyon spoke of the National Golf Championships and that it was a great event and thanked all homeowners. He also spoke of the Homestead Park that will be built in 2009 that will be on 10 acres east of the school. This park will be built with money from the Colorado lottery.

Election of Board Members

One homeowner volunteered for nomination but since there wasn't quorum the Board appointed Cris Alexander for a 3 year term.

Educational Handout

Irene Borisov presented the educational handout to homeowners and let them know that homeowner's have a voice and to get involved in the Community.

New Business/Homeowners Forum

Homeowner asked about replacement of trees. The Board explained that most trees that are dead will be removed and that will be happening in the spring.

Homeowner asked about the holiday lights out front and that there was a problem with them not working again. The Board explained that there have been reports of someone vandalizing the lights again this year and that they are aware and are doing what they can to find out who it is.

Homeowner asked about the sidewalk on Florida and wanted to know who is supposed to shovel as the sidewalk around the tennis court wasn't being shoveled. The Board explained that part of the sidewalk is Metro District responsibility and that the other part is the golf course responsibility.

Homeowner asked if Gun Club Rd. is going to be widened. The Board explained that it will be wider (4 lanes) with a painted median sometime in the future.

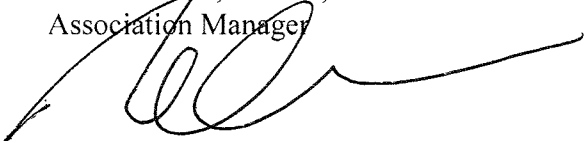
Homeowner asked if there is anyway for there to be a sign at the entrance into Murphy Creek stating that it is a covenant controlled community as 3 of the neighbors didn't even know that Murphy Creek was covenant controlled. The Board explained that they would add into the next Board meeting's agenda to discuss about having a sign put up.

Adjournment of Annual Meeting

There being no further business the meeting was adjourned at 8:14 P.M.

Respectfully submitted,

Irene Borisov, CMCA, AMS
Association Manager



Approved & Title

Date