

**Murphy Creek Master Association
2009 Annual Meeting Minutes
November 18, 2009**

In attendance were Michael Sheldon, Rodney Alpert, 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 6:28pm

Quorum of the Board was established, 16 homeowner's present and 26 proxies to total 42 homeowners being represented. To meet the 20% quorum requirement for the meeting, 215 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, Rodney Alpert, 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 2008 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 2008 minutes and the membership agreed unanimously to approve.

Social Committee Updates (Jennifer Oldham)

Jennifer Oldham spoke of the events that have happened over the past year such as movie nights at the pavilion, networking meetings, Bunco nights that meet on the 2nd Thursday of the month, and karaoke & trivia at the Tavern. She also spoke of events planned for 2010 such as the neighborhood garage sale which will be held in May, opening day pool party on Memorial Day weekend and the breakfast with Santa which will be held on the 19th at the Community clubhouse. The New Year's Eve Party is \$30.00 a person but does include food and free champagne toast at midnight. For the holiday lights she spoke of the neighbors doing the judging instead of the Social Committee. She would like to just have the homeowners e-mail the social committee with their nominations.

District Security Update (Andrew Carroll)

Andy Carroll spoke about the City of Aurora burglary reports throughout the Community that were 30 within a week but there were only truly 2. Majority of the reports were larceny which Andy explained is when you leave your door open and someone comes up and takes something. Andy spoke of being sure to keep garage doors shut especially after dark. Andy also spoke of noise disturbance and that it can be at anytime of the day not just at night but to contact the police, HOA,

or Andy. Lastly, Andy states that on Louisiana, they have upped the police force as it was turning into a speedway.

Re-platting of South Side & Bonds Update (Michael Sheldon)

Michael spoke of the re-platting of the south side of Murphy Creek and that there could possibly be lot sales in 2011. The south 650 homes were under contract but then the contract fell through. All of the info-structure is done such as storm sewer, water lines, and electrical lines. He also spoke of filings 8 & 9 that are now renamed to 18 & 19 and are planned to be smaller lots and smaller homes. The golf course lots will remain the same but some of the multi-family areas will be eliminated. On these smaller lots the price will not be under \$200,000. He also spoke of multi-family being eliminated and that a patio home product is being considered instead of a townhome product at Jewell and Harvest Mile Rd. Michael also spoke of the District bonds being sold and that 50 mils capped on the taxes and tap fees paid by builders.

Educational Handout

Irene Borisov presented the educational handout to homeowners regarding the new house bill that passed concerning a requirement that carbon monoxide alarms be installed in residential properties.

New Business/Homeowners Forum

Homeowner asked about the water line on Gun Club. The Board explained that is the anticipated grade of Gun Club once it is completed and someday it will all be commercial. It was also explained that once there is commercial development Gun Club Rd. will be 4 lanes with a median.

Homeowner asked about the ground water issue on east side of golf course on sidewalks out to the streets. The Board explained that it is something between the builder and the homeowner or the builder and the city to get some chase drains installed to prevent these water issues from occurring.

Homeowner asked about snow removal on Louisiana that seems to never get done. The Board explained that snow removal is done through the Metro District and the areas that are done by them are all common area sidewalks that do not abut to homeowner properties. The Board also explained that as of January 1, 2010 there will be a new company taking over the snow removal and the District will be meeting with them to go over the areas that are to be maintained.

Adjournment of Annual Meeting

There being no further business the meeting was adjourned at 8:07 P.M.

Respectfully submitted,

Irene Borisov, CMCA, AMS
Association Manager

Approved & Title

12/15/10

Date