

Murphy Creek Master Homeowners Association
Board Meeting Minutes
February 15, 2006

The regular Board meeting of Murphy Creek Master HOA was to be held on February 15, 2006 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Rodney Alpert & Charles Bransfield. Irene Borisov represented Colorado Management, Larry Summers represented the Developer, and Rebecca Ament represented Metro District Counsel.

Guests

None.

Call to order

No meeting was called to order at 6:10pm, quorum was not established due to only 2 Board members being present.

Minutes

No meeting minutes were approved.

Management Report

The management report was presented, but not approved due to lack of Quorum.

Financial Report

Please note the following on the financial statements dated January 31, 2006. These were presented to the Board members present, all others were mailed out.

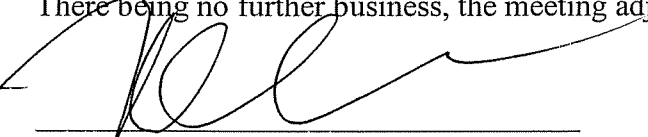
- A. Murphy Creek Master there is currently \$43,510.91 in the operating account and \$40,197.06 in the money market account for a total of \$83,707.97
- B. Murphy Creek Master operating expenses are over Budget \$2,537.13 year-to-date.
- C. Murphy Creek Master delinquencies total \$22,280.59, of that amount, only \$5,702.85 is dues and \$10,579.71 legal, and the rest are late charges and violations.

Association Business

- No business took place due to lack of quorum.

Adjournment

There being no further business, the meeting adjourned at 6:15 p.m.



Signature & Association Title – Approved

3-15-06

Date