

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
March 15, 2006**

The regular Board meeting of Murphy Creek Master HOA was to be held on March 15, 2006 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Rodney Alpert, & Tonya Alpert. Irene Borisov represented Colorado Management, Larry Summers represented the Developer, John Giefer (Norris Design), John Simmons (District CPA), and Rebecca Ament represented Metro District Counsel.

Guests

Homeowners Robert Schafer, Dennis Lyon, and Nicholas Fagan (Saddle Rock East) were present.

Call to order

Meeting was called to order at 4pm, quorum was established.

Minutes

Rodney Alpert motioned and Tonya Alpert seconded to approve the January 18, 2006 meeting minutes. Motion passed unanimously.

Rodney Alpert motioned and Tonya Alpert seconded to approve the February 15, 2006 meeting minutes. Motion passed unanimously.

Management Report

The management report was presented, reviewed, and approved.

Financial Report

Please note the following on the financial statements dated February 28, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$46,399.01 in the operating account and \$40,197.06 in the money market account for a total of \$86,596.07.
- B. Murphy Creek Master operating expenses are over Budget \$3,977.88 year-to-date.
- C. Murphy Creek Master delinquencies total \$24,598.36, of that amount, only \$6,746.87 is dues and \$11,386.46 legal, and the rest are late charges and violations.

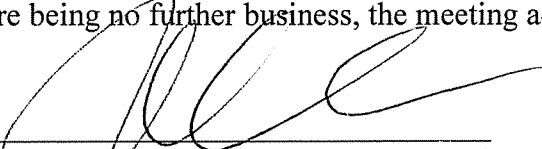
Association Business

- The Board has agreed to waive all but the initial \$20 late payment fee that the homeowner residing at 1112 S. Coolidge Cir. would be required to pay. They also requested that the association manager notify the homeowner that this is their responsibility to pay their assessments and this is the last time the Board will be waiving any fees. The homeowner has been notified.
- The association manager presented the Board with some rules surrounding lawn art. Many communities do not cross this fine line and there are very few communities that have adopted rules relating to this issue. John Giefer stated to the Board that he himself has never been asked to create any rules around lawn art except for

now. The Board has decided, after receiving homeowner input that they will not set rules around lawn art unless the problem progresses. This item has been closed.

Adjournment

There being no further business, the meeting adjourned at 4:05 p.m.



Signature & Association Title – Approved

4-19-06
Date