

**Murphy Creek Master Homeowners Association**  
**Board Meeting Minutes**  
**April 19, 2006**

The regular Board meeting of Murphy Creek Master HOA was to be held on April 19, 2006 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Rodney Alpert, & Charles Bransfield. Irene Borisov represented Colorado Management, Larry Summers represented the Developer, John Simmons (District CPA), and Kristen Bear represented Metro District Counsel.

**Guests**

Homeowners James Schafer, Dennis Lyon, and Rob Varner were present.

**Call to order**

Meeting was called to order at 4:30pm, quorum was established.

**Minutes**

Michael Sheldon motioned and Rodney Alpert seconded to approve the March 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 March 31, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$52,374.07 in the operating account and \$40,396.87 in the money market account for a total of \$92,770.94.
- B. Murphy Creek Master operating expenses are over Budget \$6,755.32 year-to-date.
- C. Murphy Creek Master delinquencies total \$22,408.50, of that amount, only \$5,927.07 is dues and \$10,352.40 legal, and the rest are late charges and violations.

**Association Business**

- The Board has decided to stand with the 50% reduction offer given to the homeowner of said property 24613 E. Louisiana Cir. by the association manager. The Board understands that the off-site owner stated there was an address miscommunication between the various parties and the title company, but the Board feels that the owner is ultimately responsible for letting the association know if they will be an off-site owner and if there is an alternative address that needs to be used for all association correspondence. The Homeowner has been notified by certified mail of the Board's decision.
- Michael Sheldon motioned and Charles Bransfield seconded to write of the amount of \$200 on account 142-7420, property address 1394 S. Buchanan Cir. The property was sold and the monies were never collected at time of close.

**Adjournment**

There being no further business, the meeting adjourned at 4:45 p.m.

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Signature & Association Title – Approved

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Date