

Murphy Creek Master Homeowners Association
Board Meeting Minutes
May 17, 2006

The regular Board meeting of Murphy Creek Master HOA was to be held on May 17, 2006 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Rodney Alpert, Scott 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 Dennis Lyon and Patricia Bowers were present.

Call to order

Meeting was called to order at 3:58pm, quorum was established.

Minutes

Michael Sheldon motioned and Rodney Alpert seconded to approve the April 17, 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 April 30, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$31,649.75 in the operating account and \$61,396.87 in the money market account for a total of \$93,046.62.
- B. Murphy Creek Master operating expenses are over Budget \$8,218.43 year-to-date.
- C. Murphy Creek Master delinquencies total \$24,204.35, of that amount, only \$5,665.07 is dues and \$12,026.58 legal, and the rest are late charges and violations.
- D.

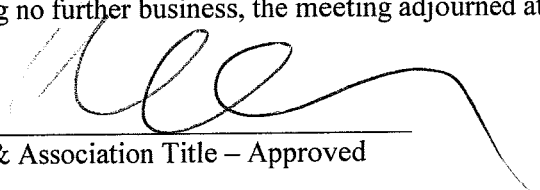
Association Business

- The Board has decided in regards to property 1536 S. Haleyville St. to have the attorneys create a certified letter stating that if they do not make plans to pay off the amounts owed, the Board will consider foreclosing on the property or asking the courts for a foreclosure. The Attorneys have been notified.
- The Board has decided in regards to property 23980 E. Arizona Pl. to have the attorneys craft a custom certified letter telling the homeowners that if they do not pay the amounts owed on the property, the Board will consider the possibility of foreclosing on the property. The attorneys have been notified.
- The Board has decided in regards to property 1203 S. Fultondale Cir. not to redeem the property legal counsel has been notified.

- The Board was given the update by the association manager in regards to property 24763 E. Kansas Cir. counter claiming on the collections lawsuit.
- The Board in regards to property 24562 E. Idaho Pl. has authorized legal counsel to create a custom certified letter to the homeowners asking that they bring their account current of the Board will consider Foreclosing on the property or asking the courts for a receivership. Legal counsel has been notified.
- In regards to property 1181 S. Coolidge Cir. Michael Sheldon motioned and Rodney Alpert seconded to allow a 3-month landscape extension for the homeowner, motion passed unanimously. Homeowner ahs been notified of the Board's decision.
- The semi-annual homeowner's forum has been set for July 19, 2006 at 7pm to be held at the MC clubhouse. Homeowners will be notified by newsletter and website.

Adjournment

There being no further business, the meeting adjourned at 4:30 p.m.



Signature & Association Title – Approved

6-19-06
Date