

Murphy Creek Master Homeowners Association
Board Meeting Minutes
September 20, 2006

The regular Board meeting of Murphy Creek Master HOA was to be held on September 20, 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 and Larry Summers represented the Developer.

Guests

Homeowner Dennis Lyon & Hollis Booker were present.

Call to order

Meeting was called to order at 4:06pm and quorum was established.

Minutes

Scott Alpert motioned and Rodney Alpert seconded to approve the August 16, 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 August 31, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$41,288.63 in the operating account and \$61,749.80 in the money market account for a total of \$103,038.43.
- B. Murphy Creek Master operating expenses are over Budget \$17,398.17 year-to-date.
- C. Murphy Creek Master delinquencies total \$25,510.23, of that amount, only \$6,829.91 is dues and \$10,680.35 legal, and the rest are late charges and violations.

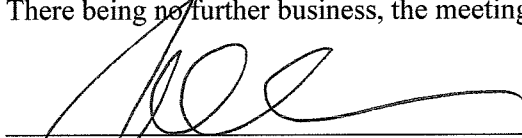
Association Business

- Michael Sheldon motioned and Rodney Alpert seconded to start foreclosure proceedings on property 23603 E. Alabama Dr., legal counsel has been notified. Motion passed unanimously.
- The Board decided to hold on property 1536 S. Haleyville St. until the account is cleared up or reaches the \$1000 mark for foreclosure options. Legal counsel has been notified.
- The Board decided to hold on property 24562 E. Idaho Pl. until the account is cleared up or reaches the \$1000 mark for foreclosure options. Legal counsel has been notified.
- Michael Sheldon motioned and Rodney Alpert seconded to start foreclosure proceedings on property 1414 S. Haleyville St. , legal counsel has been notified. Motion passed unanimously.
- The Board has decided not to redeem the property at 1470 S. Haleyville St. from foreclosure and to wait and collect the super lien amount.
- Michael Sheldon motioned and Rodney Alpert seconded to approve the variance on the evergreen tree as suggested by Norris Design (architects). Homeowner has been advised of the Board's decision, file updated, motion passed unanimously. Property address is 23626 E. Mississippi Cir.
- Waste Management increase update was provided to the Board at the meeting.

- Michael Sheldon motioned and Scott Alpert seconded to allow for the extension of a tree replacement as requested by the homeowner. Homeowner has been notified of the Board's decision, motion passed unanimously. Property address is 1403 S. Addison Ct.
- Michael Sheldon motioned and Rodney Alpert seconded to write of the amounts owed on this old closed account to bad debt and to have it zeroed out. Motion passed unanimously, account has been cleared. Property address is 24617 E. Wyoming Pl.
- Michael Sheldon motioned and Rodney Alpert seconded to approve a proposal by ACC to clean up (mow, weed, etc.) a foreclosed property on Haleyville St. Motion passed unanimously, ACC has been notified of the Board's decision.
- Michael Sheldon motioned and Rodney Alpert seconded to change the violation policy to state that all the established fines are being doubled as of January 1, 2007. Motion passed unanimously, policy will be changed, and legal counsel has been notified of the Board's decision. Homeowners will be notified of the updated policy.

Adjournment

There being no further business, the meeting adjourned at 4:28 p.m.



Signature & Association Title – Approved

10-18-06

Date