

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

The regular Board meeting of Murphy Creek Master HOA was to be held on November 15, 2006 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Rodney Alpert, Scott Alpert, Cris Alexander & Charles Bransfield. Irene Borisov represented Colorado Management and Larry Summers represented the Developer.

Guests

Homeowner James Schaffer was present.

Call to order

Meeting was called to order at 4:24pm and quorum was established.

Minutes

Rodney Alpert motioned and Scott Alpert seconded to approve the October 18, 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 October 31, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$40,605.49 in the operating account and \$62,247.57 in the money market account for a total of \$102,853.06.
- B. Murphy Creek Master operating expenses are over Budget \$21,818.82 year-to-date.
- C. Murphy Creek Master delinquencies total \$29,933.92, of that amount, only \$8,099.94 is dues and \$11,139.01 legal, and the rest are late charges and violations.

Association Business

- Chris Alexander motioned and Rodney Alpert seconded to approve the updated covenant and rule enforcement policy, motion passed unanimously. Websites, packets and legal counsel have been changed, homeowners notified.
- Charles Bransfield motioned and Cris Alexander seconded to approve option one of the ACC review submittal fees that will charge homeowners \$40 per landscape submittal. Motion Passed unanimously, Norris Design has been notified of Board's decision. All documents reflecting changes have been updated for 2007.
- Rodney Alpert motioned and Charles Bransfield seconded to approve a 50% reduction on property 24582 E. Idaho Pl. after Colorado Management reverses some of their fees, for a total of \$80 to be paid by the homeowner and any outstanding assessments, Homeowner has been contact of the Board's decision, Motion passed unanimously.

- Charles Bransfield motioned and Rodney Alpert seconded to approve the standard 50% reduction for property 24242 E. Louisiana Pl. in late/processing fees. Homeowner has been notified of the Board's decision, motion passed unanimously.
- Board decided no to redeem the property at 23822 E. Alabama Dr. that is in foreclosure, they will wait for the 6-month super lien amount.
- Rodney Alpert motioned and Charles Bransfield seconded to approve the middle of the road "ADR" policy to start January 1, 2007 as required by SB089. They will use mediation with non-binding arbitration as a secondary, all cases will be voluntary, costs to be split equally among parties and collections, foreclosure, or covenant cases will not apply to this policy. Motion passed unanimously, legal counsel has been notified to draft policy for signature.

Adjournment

There being no further business, the meeting adjourned at 4:47 p.m.

Signature & Association Title – Approved

Date