

Murphy Creek Master Homeowners Association
Board Meeting Minutes
August 16, 2006

The regular Board meeting of Murphy Creek Master HOA was to be held on August 16, 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, Brianna Schaffer (Hindman/Sanchez) and Larry Summers represented the Developer.

Guests

Homeowner Dennis Lyon was present.

Call to order

Meeting was called to order at 3:57pm and quorum was established.

Minutes

Scott Alpert motioned and Rodney Alpert seconded to approve the June 21, 2006 meeting minutes. Motion passed unanimously.

The July 19, 2006 minutes did not need approval, meeting was not held due to lack of Quorum.

Management Report

The management report was presented, reviewed, and approved.

Financial Report

Please note the following on the financial statements dated July 31, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$37,337.04 in the operating account and \$61,749.80 in the money market account for a total of \$99,086.84.
- B. Murphy Creek Master operating expenses are over Budget \$13,615.10 year-to-date.
- C. Murphy Creek Master delinquencies total \$26,245.04, of that amount, only \$6,406.59 is dues and \$12,465.75 legal, and the rest are late charges and violations.

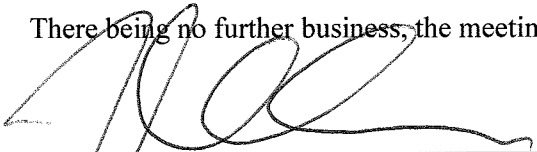
Association Business

- Charles Bransfield motioned and Scott Alpert seconded to use community publishers on a monthly basis starting September for the monthly community newsletter. Community Publishers has been notified on the board's behalf. Motion passed unanimously.
- Scott Alpert motioned and Charles Bransfield seconded to approve the changes made to the following policies, "Investment & Reserve, Inspection and copying of Records, Conduct of Meetings, Board Member Conflicts of Interest", motion passed unanimously. The revised policies have been posted to the community website. This was a requirement of the new SB089 law passed in June of this year.
- Scott Alpert motioned and Charles Bransfield seconded to allow Hindman/Sanchez, association counsel to draft the required "Handling of Disputes between owners and associations" policy as required by the new SB089 statute. Motion passed unanimously, legal counsel has been notified of the Boards request.

- Charles Bransfield motioned and Rodney Alpert seconded to ratify the decision made earlier through e-mail about selling the association lien rights on property 1595 S. Degaulle Wy. Motion passed unanimously.
- The Board chose not to redeem property 24765 E. Gunnison Dr. from foreclosure; legal counsel will monitor the account to collect the 6-month super lien payment.
- The Board chose not to redeem property 1206 S. Fultondale Cir. from foreclosure, legal counsel will monitor the account to collect the 6-month super lien payment.
- The Board chose not to redeem property 23980 E. Arizona Pl. from foreclosure, legal counsel will monitor the account to collect the 6-month super lien payment.
- Property 23751 E. Alabama Dr. owes the association to date \$275.00; there has been no response to the demand letter sent by the attorneys. Charles Bransfield motioned and Scott Alpert seconded to turn this account over for lawsuit. Motion passed unanimously, legal counsel has been notified of Board's decision.
- The Board chose not to redeem property 1470 S. Haleyville St. from foreclosure; legal counsel will monitor the account to collect the 6-month super lien payment.
- As of 8-1-06, the Dain Rauscher Account has \$57K in CD's and money markets.
- Scott Alpert motioned and Charles Bransfield seconded to approve the extension for property 1458 S. Grand Baker Cir. on the following terms. The homeowner will need to send approval letters from his adjoining neighbors to the association and he will need to keep the property maintained, free of weeds and have erosion control in place. The homeowner has been notified of the Board's decision.
- The Board has granted the extension for property 1210 S. Duquesne St. on the conditions that the homeowner keeps his yard weed free, maintained and erosion controlled. The homeowner has been notified of the Boards request.

Adjournment

There being no further business, the meeting adjourned at 5:07 p.m.



 Signature & Association Title – Approved

9-20-06

 Date