

Murphy Creek Master Homeowners Association
Board Meeting Minutes
August 15, 2007

The regular Board meeting of Murphy Creek Master HOA was held on August 15, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Charles Bransfield, Cris Alexander, and Rodney Alpert; Scott Alpert was absent. Irene Borisov represented Colorado Management and Andrew Carroll represented MDPS.

Guests

Homeowner Margaret Sobey was present.

Call to order

Meeting was called to order at 4:15pm and quorum was established.

Minutes

Cris Alexander motioned and Rodney Alpert seconded to approve the July 18, 2007 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 July 31, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$26,661.15 in the operating account and \$64,786.58 in the money market/CD account for a total of \$91,447.73.
- B. Murphy Creek Master operating expenses are over Budget \$(8,011.11) year-to-date.
- C. Murphy Creek Master delinquencies total \$63,247.53, of that amount, only \$12,222.76 is dues and \$24,903.87 legal, and the rest are late charges and violations.

Association Business

- A. Cris Alexander motioned and Michael Sheldon seconded to grant a landscape extension to property 1403 S. Addison Ct. until May 1, 2008 at which time all landscape must be approved and installed. Motion passed unanimously, owner has been notified of the Boards decision.
- B. Cris Alexander motioned and Michael Sheldon seconded to grant a landscape extension to property 1470 S. Haleyville St. until May 1, 2008 at which time all landscape must be approved and installed. Motion passed unanimously, owner has been notified of the Boards decision.
- C. Cris Alexander motioned and Charles Bransfield seconded to send property 1162 S. Fultondale Cir. into receivership, motion passed unanimously, legal counsel has been notified of the Board's decision.
- D. Michael Sheldon motioned and Cris Alexander seconded to write the balance owed off to bad debt on property 23760 E. Mississippi Cir. due to foreclosure. Motion passed unanimously, account has been updated.
- E. Cris Alexander motioned and Charles Bransfield seconded to write the balance off to bad debt on property 24621 E. Kansas Cir. due to foreclosure. Motion passed unanimously, account has been updated.

- F. Charles Bransfield motioned and Scott Alpert seconded to write the balance off to bad debt on property 24582 E. Louisiana Cir. due to foreclosure. Motion passed unanimously, account has been updated.
- G. Cris Alexander motioned and Rodney Alpert seconded to post a retraction in the next newsletter stating that owners who have already added mailbox numbers per the post office request will be grandfathered in; any owner that still needs to add numbers for compliance to their mailboxes needs to follow the associations rule. Motion passed unanimously, retraction posted in the September edition.
- H. Cris Alexander motioned and Rodney Alpert seconded to approve the 55" evergreen tree that was installed in the rear yard by property owners at 24613 E. Louisiana Cir. Motion passed unanimously, owner has been contacted with the Board's decision.

Adjournment

There being no further business, the meeting adjourned at 5:15 p.m.



Signature & Association Title – Approved

9/19/07

Date