

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
September 19, 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, Larry Summers represented the developer and Andrew Carroll represented MDPS.

Guests

No homeowners were present.

Call to order

Meeting was called to order at 4:00pm and quorum was established.

Minutes

Cris Alexander motioned and Rodney Alpert seconded to approve the August 15, 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 August 31, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$25,701.30 in the operating account and \$64,786.58 in the money market/CD account for a total of \$90,487.88.
- B. Murphy Creek Master operating expenses are over Budget \$(7,870.27) year-to-date.
- C. Murphy Creek Master delinquencies total \$66,055.47, of that amount, only \$14,684.11 is dues and \$25,665.81 legal, and the rest are late charges and violations.

Executive Session (4:15pm – 5pm)

- Three individual hearings were held with owners ranging from legal issues, property extensions and violations. All items were discussed among the Board members, decisions were given and owners were notified of those decisions in writing.

Association Business

- Board member Cris Alexander has continued to monitor property 1488 S. Grand Baker Cir. in regards to the daycare that is being run out of this facility. He has seen no additional evidence that this is a major problem in the community. He even thinks that the renters are no longer living in the property. This item has been closed by the Board.
- Cris Alexander motioned and Michael Sheldon seconded to send property 1536 S. Haleyville St into receivership, motion passed unanimously, legal counsel has been notified of the Board's decision. Owner lives off-site.
- Cris Alexander motioned and Michael Sheldon seconded to write foreclosed property 24789 E. Florida Ave. amount owed off to bad debt, motion passed unanimously, account has been updated.

- Michael Sheldon motioned and Charles Bransfield seconded to place property 1458 S. Grand Baker Cir. on hold to see if anything changes in the next few months in regards to the judgment received. Motion passed unanimously, legal counsel has been notified of the Board decision.
- Cris Alexander motioned and Michael Sheldon seconded to grant a variance for the trees in the rear yard due to drainage issues and that the bushes will need to be replanted per DRC recommendations for property 24744 E. Arkansas Pl. If the bushes do not survive, the Board will revisit the issue. Motion passed unanimously, owner has been notified of the Board's decision.
- Charles Bransfield motioned and Michael Sheldon seconded to write foreclosed property 1206 S. Fultondale Cir. off to bad debt. Motion passed unanimously, account has been updated.
- Michael Sheldon motioned and Cris Alexander seconded to grant the variance for the smaller tree but that at least one of them will need to be a minimum of 3 feet for property 1418 S. Haleyville Cir.. Motion passed unanimously, homeowners have been notified of the Board's decision.
- Michael Sheldon motioned and Charles Bransfield seconded to accept the 2006 preliminary audit as presented at the meeting. Motion passed unanimously, audit has been filed and posted to the community website.
- Charles Bransfield motioned and Cris Alexander seconded to only have the taxes done for the association. Motioned passed unanimously, vendor has been notified of the Boards decision.
- The Board was provided with e-mails and further information in regards to a certain owner in the community. They have agreed that this owner will only be able to write the Board of Directors or talk to the VP in charge within the management company going further. The association manager will no longer need to work with this owner.
- Michael Sheldon motioned and Cris Alexander seconded to not redeem the property at 23592 E. Alabama Cir. which is in foreclosure, motion passed unanimously, legal counsel has been notified of the Board's decision.
- Charles Bransfield motioned and Michael Sheldon seconded to approve the request of property owner residing at 24291 E. Wyoming Pl and to hold the account so that no late fees are being added. Owner will pay the monthly assessment after the 27th of every month. Motion passed unanimously, owner has been notified of the Board's decision.
- Michael Sheldon motioned and Cris Alexander seconded to grant the variance to the owner residing at 1317 S. Buchanan Wy. to allow the 2 smaller evergreen trees in the rear yard, one to be at least 3 feet in height, motion passed unanimously, owner has been notified of the Board's decision.
- Handout was provided to each member in their Board packet with information about "Assigning Assessment Liens"; all questions have been answered.

Adjournment

There being no further business, the meeting adjourned at 5:30 p.m.



Signature & Association Title – Approved

10/17/07

Date