

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
October 17, 2007**

The regular Board meeting of Murphy Creek Master HOA was held on October 17, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Rodney Alpert and Scott Alpert, Michael Sheldon and Charles Bransfield were absent. Irene Borisov represented Colorado Management and Andrew Carroll represented MDPS.

**Guests**

Homeowner James Schaeffer was present.

**Call to order**

Meeting was called to order at 4:07pm and quorum was established.

**Minutes**

Cris Alexander motioned and Rodney Alpert seconded to approve the September 19, 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 September 30, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$24,276.39 in the operating account and \$64,959.05 in the money market/CD account for a total of \$89,235.44.
- B. Murphy Creek Master operating expenses are over Budget \$(20,488.18) year-to-date.
- C. Murphy Creek Master delinquencies total \$68,132.14, of that amount, only \$14,979.66 is dues and \$28,247.60 legal, and the rest are late charges and violations.

**Executive Session (4:00pm – 4:15pm)**

- An individual hearing was held with an owner in regards to violations and tree variances. Scott Alpert motioned and Cris Alexander seconded to grant the variance of replacing the required 6' evergreen tree with another 2.5 inch caliper deciduous tree in the rear yard, motion passed unanimously, homeowner was notified of the Board's decision.


**Association Business**

- Rodney Alpert motioned and Cris Alexander seconded to approve the proposed budget, motion passed unanimously, budget has been sent for processing and will be forwarded to all owners in early December.
- Scott Alpert motioned and Cris Alexander seconded to write the remaining balance from property 1203 S. Fultondale Cir. off to bad debt (foreclosure). Motion passed unanimously, account has been updated.
- Scott Alpert motioned and Cris Alexander seconded to send property 24709 E. Arizona Cir. into receivership. Motion passed unanimously, legal counsel has been notified of the Board's decision

- Scott Alpert motioned and Cris Alexander seconded to rescind the \$50 fine and 50% of the late fees on property 1430 S. Haleyville St. Motion passed unanimously, owner has been notified of the Board's decision.
- Cris Alexander motioned and Scott Alpert seconded to grant the owners at 23704 E. Mississippi Cir. an extension until June 1, 2008 for tree replacements. Motion passed unanimously, owner has been notified of the Boards decision.
- Scott Alpert motioned and Cris Alexander seconded to rescind the violations on property 23693 E. Mississippi Cir. and waive 50% of the late fees for rectifying the issues violation, motion passed unanimously, owner has been notified of the Board's decision.
- Cris Alexander motioned and Rodney Alpert seconded to allow an extension on property 24690 E. Kansas Cir. until June 1, 2008 for landscape completion and that all fines and fees will need to be paid and will be credited except for 50% late fee costs once installation occurs and is approved. Motion passed unanimously, owner has been notified of the Board's decision.
- Cris Alexander motioned and Rodney Alpert seconded to grant the variance for property 1418 S. Haleyville Cir. on the required evergreen tree and allow for the two smaller trees that have been planted. Motion passed unanimously, owner has been notified of the Board's decision.
- Cris Alexander motioned and Rodney Alpert seconded to allow this owner at property 1466 S. Grand Baker Cir. an extension until June 1, 2008 on landscape installation as long as the association receives letters from the adjoining neighbors. Motion passed unanimously, owner has been notified with the Boards decision.
- Scott Alpert motioned and Cris Alexander seconded to waive the fine and 50% of the late fees for property 24325 E. Louisiana Pl. Motion passed unanimously, owner has been notified of the Board's decision. They have finished their rear yard landscape as they were required to do per the violation they received from the association.
- Scott Alpert motioned and Cris Alexander seconded to allow for an extension on property 24271 E. Wyoming Pl. until June 1, 2008 for the missing tree in the rear yard. Motion passed unanimously, owner has been notified of the Board's decision.
- Scott Alpert motioned and Cris Alexander seconded to allow for the tree variance on property 23771 E. Alabama Dr., motion passed unanimously, owner has been notified of the Board's decision.
- Scott Alpert motioned and Cris Alexander seconded to allow the owner at 24061 E. Hawaii Pl. an extension on landscape installation until 6-1-08, with the conditions that erosion mats be placed on the soil, a silk fence is put up between their property and that of the adjoining neighbors, they need to get letters of acceptance from their adjoining neighbors and they have to get their plans submitted and approved. The Board has decided to waive the fines and fees at this time, but state that if the extension requirements are not met; all fines and fees will be added to the account immediately. Motion passed unanimously, owner has been notified of the Board's decision, system has been updated.

**Adjournment**

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

  
 Signature & Association Title – Approved

11.21.07  
 Date