

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
February 14, 2007**

The regular Board meeting of Murphy Creek Master HOA was held on February 14, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Rodney Alpert, and Cris Alexander. Irene Borisov represented Colorado Management and Larry Summers represented the Developer.

**Guests**

Homeowners James Schaffer, Jeff Rolli, & Maggie Rash was present.

**Call to order**

Meeting was called to order at 3:55pm and quorum was established.

**Minutes**

Cris Alexander motioned and Rodney Alpert seconded to approve the January 17, 2007 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 January 31, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$32,526.19 in the operating account and \$62,460.30 in the money market/CD account for a total of \$94,986.49.
- B. Murphy Creek Master operating expenses are over Budget \$709.37 year-to-date.
- C. Murphy Creek Master delinquencies total \$37,522.28, of that amount, only \$9,671.33 is dues and \$15,885.37 legal, and the rest are late charges and violations.

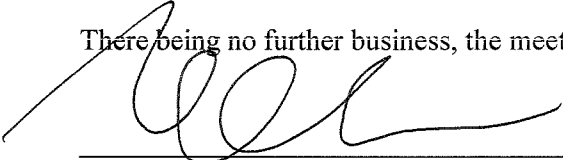
**Association Business**

- A. The Board has decided to hold the community summer party on June 16, 2007 from 2-6pm, with a starting budget of \$3500.
- B. The Board decided not to foreclose on property 1176 S. Flat Rock Cir. and wait for the 6-month super lien amount of \$84. Legal counsel has been notified of the Board's decision.
- C. Cris Alexander motioned and Charles Bransfield seconded to write the amount of \$115 off to bad debt on property 1326 S. Buchanan Way. Motion passed unanimously. Accounts have been updated; legal counsel has been notified to close case.
- D. Charles Bransfield motioned and Cris Alexander seconded to write the amount of \$355 off to bad debt on property 23667 E. Alabama Pl. Motion passed unanimously. Accounts have been updated; legal counsel has been notified to close case.
- E. Charles Bransfield motioned and Cris Alexander seconded to send this account on property 23881 E. Alabama Dr. to lawsuit since there are assessments outstanding. Motion passed unanimously. Legal counsel has been notified of the Board's decision.
- F. Charles Bransfield motioned and Cris Alexander seconded to write the amount of \$148 off to bad debt on property 24749 E. Florida Ave. Once the 50% reduction is given, there is an outstanding balance of \$8. Motion passed unanimously. Accounts have been updated; legal counsel has been notified to close case.

- G. Charles Bransfield motioned and Rodney Alpert seconded to allow the association manager to approve awnings, storm doors, house paint and satellite dishes in-house at no cost to the homeowners. Motion passed unanimously. The submittal fee sheet has been updated and will be loaded to the website and placed in March's newsletter with changes.
- H. The attorneys stated that the homeowner filed bankruptcy on property 24765 E. Gunnison Dr. They will not be able to file a personal lawsuit and have no choice but to write off the debt. Cris Alexander motioned and Charles Bransfield seconded to write off the remaining balance to bad debt. Motion passed unanimously. Account has been updated and legal counsel has been notified to close their case.
- I. The Board decided not to foreclose on the property 24789 E. Florida Ave. and to wait for the 6-month super lien of \$84. Legal counsel was notified of the Board's decision and will monitor the foreclosure.
- J. Charles Bransfield motioned and Cris Alexander seconded to allow the association manager to create a community website with association voice and to cancel the current website. Motion passed unanimously. The new website will give more flexibility to the manager for updating and will be the same as the one use for the Murphy Creek Metro District. Website has been created and the old one has been cancelled as of March 1, 2007.

**Adjournment**

There being no further business, the meeting adjourned at 5:05 p.m.



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Signature & Association Title – Approved

4-18-07  
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Date