

**Murphy Creek Master Homeowners Association**  
**Board Meeting Minutes**  
**June 21, 2007**

The regular Board meeting of Murphy Creek Master HOA was held on June 21, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Scott Alpert, Charles Bransfield, and Cris Alexander. Rodney Alpert was absent. Irene Borisov represented Colorado Management and Larry Summers represented the Developer.

**Guests**

Homeowners Tim Sybert and Josie Lipiro were present.

**Call to order**

Meeting was called to order at 5:45pm and quorum was established.

**Minutes**

Michael Sheldon motioned and Charles Bransfield seconded to approve the May 16, 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 May 31, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$26,584.98 in the operating account and \$63,128.24 in the money market/CD account for a total of \$89,713.22.
- B. Murphy Creek Master operating expenses are under Budget \$5,781.74 year-to-date.
- C. Murphy Creek Master delinquencies total \$49,763.75, of that amount, only \$11,469.45 is dues and \$24,275.00 legal, and the rest are late charges and violations.

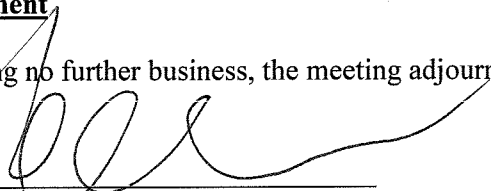
**Association Business**

- A. Cris Alexander motioned and Michael Sheldon seconded to approve a 180 day extension for 23594 E. Arkansas Pl in regards to the installation of the landscape as long as the property is maintained and no damage is caused to neighbors by soil erosion. Motion passed unanimously, homeowner has been notified of the Boards decision. File has been placed on hold in the system.
- B. The Board will not grant a variance on property 23752 E. Alabama Dr. in regards to the type of fencing the owner is proposing to install. The site plan states 3-rail fences on lots abutting the open space and this is what the will stay with. Homeowner has been notified of the Board's decision.
- C. Michael Sheldon motioned and Scott Alpert seconded to send property 23591 E. Alabama Dr. into receivership. Motion passed unanimously, legal counsel has been advised of the Board's decision.
- D. Golf course netting discussion has been tabled to next month's meeting at which time requirements will be provided by the DRC for Board review and approval.
- E. Property 24709 has been sent to covenant lawsuit in regards to the deck installation that was not approved.
- F. Cris Alexander motioned and Scott Alpert seconded to write these foreclosure amounts off to bad debt. Motion passed unanimously, accounts have been written off.
  - a. 1200 S. Fultondale Ct.

- b. 24669 E. Wyoming Cir.
  - c. 1176 S. Flat rock Cir.
- G. Michael Sheldon motioned and Scott Alpert seconded to send these accounts to lawsuit since demand letters were not responded to. Motion passed unanimously, legal counsel has been notified of the Boards decision.
  - a. 23603 E. Mississippi Cir.
  - b. 23760 E. Mississippi Cir.
  - c. 24724 E. Arkansas Pl.
- F. Michael Sheldon motioned and Charles Bransfield seconded to send final notices to the 21 listed properties as presented at the meeting. Motion passed unanimously.
- G. Michael Sheldon motioned and Charles Bransfield seconded to send final notices on these foreclosed properties to the banks and than place covenant liens on the properties if no response within 10 days. Motion passed unanimously.
  - i. Property 24789 E. Florida Ave – Sun Trust Mortgage
  - ii. Property 1192 S. Fultondale Cir – GMAC Mortgage.

**Adjournment**

There being no further business, the meeting adjourned at 6:45 p.m.



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Signature & Association Title – Approved

July 18, 2007  
Date