

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

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

Guests

No Homeowners were present.

Call to order

Meeting was called to order at 3:58pm and quorum was established.

Minutes

Charles Bransfield motioned and Cris Alexander seconded to approve the October 17, 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 October 31, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$22,926.55 in the operating account and \$66,255.18 in the money market/CD account for a total of \$89,181.73.
- B. Murphy Creek Master operating expenses are under Budget \$(19,635.32) year-to-date.
- C. Murphy Creek Master delinquencies total \$73,699.18, of that amount, only \$15,202.53 is dues and \$26,608.61 legal, and the rest are late charges and violations.

Executive Session (4:00pm – 4:15pm)

- A. An individual hearing was to be held with an owner in regards to violations and tree variances. Homeowner never attended so Cris Alexander motioned and Charles Bransfield seconded to grant them the extension of the tree replacement until June 1, 2008, but there will be no waivers of any fines/fees, they will need to bring their account current until the violation is rectified. Motion passed unanimously, the owner has been notified of the Board's decision.

Association Business

- A. Cris Alexander motioned and Charles Bransfield seconded to grant the tenants at 23892 E. Alabama Dr. an extension until June 1, 2008 for landscape installation. The tenants will still be required to pay any outstanding fines and fees on the account and can request that the Board waive these items one the violation is rectified. Motion passed unanimously, tenants have been notified of the Board's decision.
- B. Rodney Alpert motioned and Charles Bransfield seconded to grant an extension to property 24191 E. Iowa Pl. until June 1, 2008 to allow for the missing landscape items to be added. Motion passed unanimously, owner has been notified of the Board's decision.

- C. Charles Bransfield motioned and Rodney Alpert seconded to grant property 1151 S. Fultondale Ct. the requested landscape extension until June 1, 2008 as long as certain requirements are met. Motion passed unanimously, owner has been notified of the Board's decision.
- D. Cris Alexander motioned and Charles Bransfield seconded to approve property 1350 S. Duquesne Cir. request for the tree replacement extension until June 1, 2008. Motion passed unanimously, owner has been notified of the Board's decision.
- E. Charles Bransfield motioned and Rodney Alpert seconded to approve property 1203 S. Fultondale Cir. request for the tree and percent coverage extension until June 1, 2008. Motion passed unanimously, owner has been notified of the Board's decision.
- F. Charles Bransfield motioned and Rodney Alpert seconded to grant property 24467 E. Arkansas Pl. the requested landscape extension until June 1, 2008 and to have a covenant lien placed on the property as backup. Motion passed unanimously, owner has been notified of the Board's decision.
- G. Rodney Alpert motioned and Charles Bransfield seconded to approve the percent coverage installation request for property 1199 S. Fultondale Cir. until June 1, 2008. Motion passed unanimously, owner has been notified of the Board's request.
- H. Rodney Alpert motioned and Charles Bransfield seconded to approve the Temporary Dog Run request for property 24666 E. Arizona Cir. until January 31, 2008. Motion passed unanimously, owner has been notified of the Board's request.
- I. Cris Alexander motioned and Charles Bransfield seconded to grant the requested landscape extension on property 1468 S. Haleyville Cir. and to have a covenant lien placed on the property as backup. Motion passed unanimously, owner has been notified of the Board's decision.
- J. The Board decided not to hold a December meeting and will start again in January of 2008.
- K. The Board has agreed to the annual meeting times as presented by management.
- L. Cris Alexander and Dennis Lyon have volunteered to judge the homes for the annual holiday lighting contest.
- M. The Board would like to hold a Spring/Summer party and a Holiday Event in 2008. They will also consider owner requests for events like Halloween parties if they submit their ideas and budget requirements for review 60 days in advance of the event.

Adjournment

There being no further business, the meeting adjourned at 4:31 p.m.

Signature & Association Title – Approved

Date