

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

The regular Board meeting of Murphy Creek Master HOA was to be 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**

Homeowner James Schaffer & Maggie Rash was present.

**Call to order**

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

**Minutes**

Since there was no meeting in December, meeting minutes did not need to be approved.

**Management Report**

The management report was presented, reviewed, and approved.

**Financial Report**

Please note the following on the financial statements dated December 31, 2006. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$33,786.20 in the operating account and \$62,460.30 in the money market/CD account for a total of \$96,246.50.
- B. Murphy Creek Master operating expenses are over Budget \$33,570.57 year-to-date.
- C. Murphy Creek Master delinquencies total \$34,699.35, of that amount, only \$9,117.45 is dues and \$14,312.20 legal, and the rest are late charges and violations.

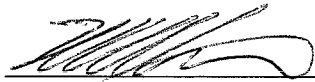
**Association Business**

- The Board was given the update at the meeting in regards to property 24623 E. Louisiana Cir. who had an outstanding balance of \$1,011 not including any additional attorney costs that may have existed. The offsite homeowner has been contacted and with the 50% reduction granted to all homeowners by the Board, the homeowner cleared the account to a zero balance. We also received a \$420 credit from legal counsel on this matter.
- Cris Alexander motioned and Michael Sheldon seconded to approve landscape extensions for the following properties. Motion passed unanimously, homeowners have been contacted with the Board's decisions.
  - 1133 S. Flat rock Cir.
  - 23594 E. Arkansas Pl.
  - 24672 E. Arkansas Pl.
  - 23671 S. Alabama Dr
  - 1305 S. Biloxi Ct.

- Cris Alexander motioned and Michael Sheldon seconded to approve the revised "ADR Policy". Motion passed unanimously.
- Michael Sheldon motioned and Cris Alexander seconded to have the remaining balance of \$220 written off the books as bad debt on property 24730 E. Gunnison Dr
- Michael Sheldon motioned and Cris Alexander seconded to file a personal lawsuit against the previous homeowner of property 1203 S. Fultondale Cir. who owes the association \$1,652.00.
- Cris stated that we will need to monitor the pigeon situation further, at this time, he placed an owl on the roof, and they have disappeared. Homeowners will need to deal with pigeons on their rooftops; we have included ideas in the January newsletter.
- Cris Alexander motioned and Michael Sheldon seconded to approve an account review for the association. This will include the 2006 tax preparation. Motion passed unanimously. Signed contract has been forwarded to the CPA's.
- Michael Sheldon motioned and Cris Alexander seconded to approve the 2007 retainer contract for Hindman/Sanchez (association legal counsel). Motion passed unanimously, signed contract has been forwarded to legal counsel.

### **Adjournment**

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



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Signature & Association Title – Approved

2/14/07

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Date