

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
July 18, 2007**

The regular Board meeting of Murphy Creek Master HOA was held on July 18, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Charles Bransfield, Cris Alexander, and Rodney Alpert; Scott Alpert was absent. Irene Borisov represented Colorado Management and Andrew Carroll represented MDPS.

Guests

Homeowners Mary Wunsch & Robert Schueler were present.

Call to order

Meeting was called to order at 4:06pm and quorum was established.

Minutes

Michael Sheldon motioned and Rodney Alpert seconded to approve the June 21, 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 June 30, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$28,763.91 in the operating account and \$64,723.13 in the money market/CD account for a total of \$93,487.04.
- B. Murphy Creek Master operating expenses are under Budget \$9,362.76 year-to-date.
- C. Murphy Creek Master delinquencies total \$51,034.85, of that amount, only \$12,177.69 is dues and \$24,696.36 legal, and the rest are late charges and violations.

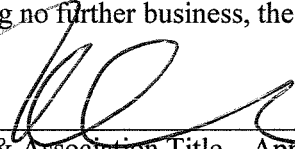
Association Business

- A. Executive Session – Items were discussed for property 24709 E. Florida Ave. in regards to their rear yard deck. The deck that extends into the easement and was not approved by the DRC has been settled. The Board feels that since the homeowner received bad advice from the City of Aurora and their subsequent attorney and that it would be a financial hardship on the owner to have the deck reconfigured they have decided to grant a variance in this matter. The Board will not set precedence by granting this variance and the homeowner will still be liable for paying all the association legal costs that were spent. The Board considered the risks of proceeding with a trial and decided that granting the variance was the way to go instead of spending more monies in a court battle. The Board has made their decision and this has been presented to the homeowner.
- B. Charles Bransfield motioned and Rodney Alpert seconded to approve the criteria introduced by the DRC committee for allowing people to add nets to their properties that abut the golf course. The homeowners will still need to go through the approval process including the payment of the \$40 submittal fee. Motion passed unanimously.
- C. Cris Alexander motioned and Rodney Alpert seconded to send property 1173 S. Flat Rock Cir into receivership. Motion passed unanimously, legal counsel has been notified of the Board's decision.

- D. The Board has decided not to redeem property 1304 S. Biloxi Ct. out of foreclosure; legal counsel has been notified of the Board's decision.
- E. Since the Post office has requested each homeowner to install numbers on their mailboxes, the Board has decided to allow black numbers on gold backing no more than 1 inch in height or gold numbers on black backing no more than 1 inch in height. The requirement has been added to the July newsletter and the landscape requirements document.
- F. Charles Bransfield motioned and Michael Sheldon seconded to deny property 24291 E. Wyoming Pl. request for a swamp cooler on the backside of the roof. The homeowner has been notified and has a meeting set with Dennis Lyon, Cris Alexander, and Irene Borisov on Monday July 30 to discuss this issue further and other viable options.
- G. Property owner at 1133 S. Flat Rock Cir. came to the meeting to ask the Board for a secondary extension on the installation of her rear yard landscape; the Board will allow a secondary extension until April 1, 2008. The homeowner will still be required to finish collecting approvals from adjoining neighbors. Homeowner has been notified of the Board's decision and there account placed on hold. Michael Sheldon motioned and Rodney Alpert seconded to approve this request, motion passed unanimously.
- H. Charles Bransfield motioned and Cris Alexander seconded to allow an extra 30 days extension for this property owner at 24640 E. Wyoming Cir. for the installation of their landscape, motion passed unanimously, and owner has been notified of the Board's decision. The account has been placed on hold.

Adjournment

There being no further business, the meeting adjourned at 4:55 p.m.



Signature & Association Title – Approved

8-15-07
Date