

MC Minutes
Murphy Creek Master Homeowners Association
Board Meeting Minutes
May 16, 2007

The regular Board meeting of Murphy Creek Master HOA was held on May 16, 2007 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Scott Alpert, Charles Bransfield, and Cris Alexander. Irene Borisov represented Colorado Management and Larry Summers represented the Developer.

Guests

No homeowners were present.

Call to order

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

Minutes

Michael Sheldon motioned and Charles Bransfield seconded to approve the April 18, 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 April 30, 2007. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$24,876.43 in the operating account and \$63,017.55 in the money market/CD account for a total of \$87,893.98.
- B. Murphy Creek Master operating expenses are under Budget \$3,243.87 year-to-date.
- C. Murphy Creek Master delinquencies total \$46,007.08, of that amount, only \$10,569.52 is dues and \$23,032.88 legal, and the rest are late charges and violations.

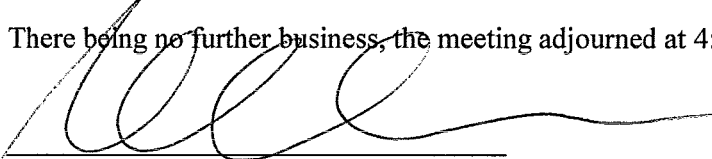
Association Business

- A. Cris Alexander motioned and Charles Bransfield seconded to approve the updated satellite dish requirements with the one change for #2 as suggested by Board member Cris Alexander. Changes have been made and all documents have been updated with the new requirements.
- B. The Board has stated that they have no objections on behalf of the association in regards to the CLC proposal for a Wal-Mart on the south west corner of Jewell Ave. & Gun Club Rd.
- C. Cris Alexander motioned and Michael Sheldon seconded to hold property 24617 E. Wyoming Pl. file until the home sells and to not foreclose. Motion passed unanimously, legal counsel has been notified of the Board's decision.
- D. Scott Alpert motioned and Charles Bransfield seconded to forward property 24748 E. Florida Ave. for receivership, motion passed unanimously, legal counsel has been notified of the Board's decision.
- E. Cris Alexander motioned and Michael Sheldon seconded to not redeem property 23760 E. Mississippi Cir. from foreclosure but to wait for the super-lien amount at sale. Motion passed unanimously. Legal Counsel has been notified of the Board's decision.
- F. Cris Alexander motioned and Michael Sheldon seconded to not redeem property 23656 E. Mississippi Cir. from foreclosure but to wait for the super-lien amount at sale. Motion passed unanimously. Legal Counsel has been notified of the Board's decision.

- G. Cris Alexander motioned and Michael Sheldon seconded to not redeem property 24582 E. Louisiana Cir. from foreclosure but to wait for the super-lien amount at sale. Motion passed unanimously. Legal Counsel has been notified of the Board's decision.
- H. Property 1583 S. Catawba Cir. has requested that the Board allow them to install the 3-rail picket fence on their property and that the west side fence abutting the common area sidewalk be changed to the same fence as the neighbors behind them. The builder (Richmond), installed the incorrect fence on the other three homes (3-rail), the fence was supposed to be the picket style as what abuts this property. The Board has asked that the property manager help in getting this fence replaced with Richmond. Cris Alexander motioned and Charles Bransfield seconded to allow the homeowner to place the 3-rail fence throughout the entire property as suggested by Norris Design (architects). Richmond has been contacted and a letter sent to the homeowners in regards to the Board's decision.
- I. Summer homeowners forum has been set for July 18, 2007 at 6:30pm in the community clubhouse, homeowners will be notified by website and newsletter postings.

Adjournment

There being no further business, the meeting adjourned at 4:50 p.m.



Signature & Association Title – Approved

6/21/07
Date