

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
February 20, 2008**

The regular Board meeting of Murphy Creek Master HOA was held on February 20, 2008 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Rodney Alpert, Charles Bransfield and Michael Sheldon, Scott Alpert was absent. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer and Andrew Carroll represented MDPS.

**Guests**

Homeowners George Fleischmann and Dennis Lyon were present.

**Call to order**

Meeting was called to order at 4:30pm and quorum was established.

**Minutes**

Cris Alexander motioned and Michael Sheldon seconded to approve the January 16, 2008 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 January 31, 2008. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$18,375.52 in the operating account and \$65,575.95 in the money market/CD account for a total of \$83,951.47.
- B. Murphy Creek Master operating expenses are under Budget \$(1,335.52) year-to-date.
- C. Murphy Creek Master delinquencies total \$90,467.01, of that amount, only \$17,934.42 is dues and \$33,656.96 legal, and the rest are late charges and violations.

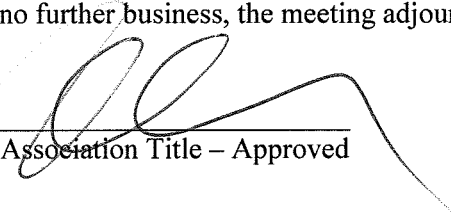
**Association Business**

- A. Charles Bransfield motioned and Michael Sheldon seconded to allow the waiver of Master assessments for the builder on empty lots as required by the declarations when annexed. Capital Pacific will need to have their legal counsel draw up a resolution for signature. Motion passed, Cris Alexander abstained from voting. Capital Pacific has been notified of Board's decision.
- B. Cris Alexander motioned and Rodney Alpert seconded to write the remainder of the monies owed off to bad debt on property 23940 E. Arizona Pl which has been sold in foreclosure to a bank. Motion passed unanimously, account has been adjusted.
- C. Cris Alexander motioned and Michael Sheldon seconded to counteroffer for the full attorney fees on property 1468 S. De Gaulle Ct, the owners submitted a settlement offer to legal counsel for \$250. Motion passed unanimously, legal counsel has been notified of the Board's decision.
- D. The Board has authorized management to offer homeowners the landscape extension and reduction of fees as has been their policy on a case by case basis, anything outside of this policy needs to be brought before the Board.
- E. Cris Alexander motioned and Michael Sheldon seconded to waive all relevant late fees for owner residing at 23980 E. Florida Ave. Owner came to the meeting and stated that he dropped payment off at the lockbox on the 10<sup>th</sup> and did not realize that it still need time to get processed and not date

stamped at the location. Motion passed unanimously, owner has been notified and the account has been updated.

**Adjournment**

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

  
\_\_\_\_\_  
Signature & Association Title – Approved

4-16-08  
\_\_\_\_\_  
Date