

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
November 12, 2008**

The regular Board meeting of Murphy Creek Master HOA was held on November 12, 2008 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Rodney Alpert, Michael Sheldon, and Charles Bransfield, Scott Alpert was absent. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer and Andrew Carroll represented MDPS.

Guests

Homeowner Dennis Lyon was present.

Call to order

Meeting was called to order at 4:05pm and quorum was established.

Minutes

Cris Alexander motioned and Michael Sheldon seconded to approve the September 17, 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 September 30, 2008. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$41,974.56 in the operating account, \$7,500 in the escrow account and \$67,847.86 in the money market/CD account for a total of \$117,322.42.
- B. Murphy Creek Master operating expenses are under Budget \$22,962.25 year-to-date.
- C. Murphy Creek Master delinquencies total \$123,238.33, of that amount, only \$22,862.96 is dues and \$35,715.05 legal, and the rest are late charges and violations.

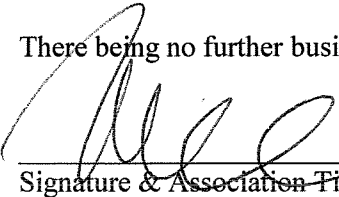
Association Business

- A. Cris Alexander motioned and Michael Sheldon seconded to approve the proposed 2009 budget but to raise the monthly assessments from \$14 to \$16, motion carried.
- B. The Board decided to stay with RBC Dain at this time, paperwork was signed for confirmation.
- C. The Board decided that the Annual meeting will be held in January so that more owners may attend due to the December holiday season.
- D. The Board decided to not hold a December meeting and will reconvene in February 2009.
- E. Cris Alexander motioned and Michael Sheldon seconded to approve the 2009 management contract as presented, motion carried.
- F. Cris Alexander motioned and Michael Sheldon seconded to grant the extension for property owner residing on Louisiana Cir. They will be required to install the two missing trees no later than June 1 2009. Motion carried, owner has been notified of the Board's decision.
- G. Cris Alexander motioned and Charles Bransfield seconded to allow the owner residing on Buchanan Way until June 1, 2009 to have the open dirt area redone, with the stipulation that the open area needs to have some type of erosion control installed for the winter months. Motion carried, owner has been notified of the Board's decision.

- H. The Board decided to not foreclose on a property on Duquesne Ct. and to make sure a lien has been filed. Motion carried, legal counsel has been notified of the Boards decision.
- I. Michael Sheldon motioned and Cris Alexander seconded to approve the legal counsel retainer contract for 2009, motion carried, vendor has been notified of the Board's decision.
- J. Cris Alexander motioned and Michael Sheldon seconded to approve the bid from Brashier & Foss to have the 2008 taxes completed. Motion carried, vendor has been notified of the Board's decision.
- K. Michael Sheldon motioned and Cris Alexander seconded to allow the social committee to purchase a projector and DVD player not to exceed \$1000. Property will be kept in the clubhouse office. Motion carried, social committee has been notified of the Board's decision.
- L. Cris Alexander motioned and Michael Sheldon seconded to hold a Holiday Annual Lighting contest for the 2008 holiday season. Motion carried, the social committee will be contacted to pick winners, will be posted in the newsletter.

Adjournment

There being no further business, the meeting adjourned at 5:35 p.m.



Signature & Association Title – Approved

2/18/09

Date