

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
June 18, 2008**

The regular Board meeting of Murphy Creek Master HOA was held on June 18, 2008 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Rodney Alpert, Michael Sheldon and Scott Alpert, Charles Bransfield was absent. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer and Andrew Carroll represented MDPS.

**Guests**

Homeowner Dennis Lyons was present.

**Call to order**

Meeting was called to order at 4:13pm and quorum was established.

**Minutes**

Cris Alexander motioned and Rodney Alpert seconded to approve the April 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 May 31, 2008. These were presented to the Board members present, all others were mailed out.

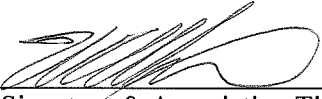
- A. Murphy Creek Master there is currently \$22,307.90 in the operating account, \$9,500 in the escrow account and \$66,159.35 in the money market/CD account for a total of \$97,967.25.
- B. Murphy Creek Master operating expenses are under Budget \$9,290.29 year-to-date.
- C. Murphy Creek Master delinquencies total \$106,918.27, of that amount, only \$21,591.90 is dues and \$35,798.78 legal, and the rest are late charges and violations.

**Association Business**

- A. Michael Sheldon motioned and Cris Alexander seconded to give \$100 to the pelican group as requested for a fall clean up event. Motion passed unanimously, owners have been notified of the Board's decision.
- B. Michael Sheldon motioned and Scott Alpert seconded to ratify the receivership approved on 24193 E. Florida Ave., motion passed unanimously.
- C. Michael Sheldon motioned and Cris Alexander seconded to ratify the receivership approved on 1480 S. Haleyville Ct., motion passed unanimously.
- D. Community violation updates were provided to the Board at the meeting.
- E. Owner residing at 24708 E. Florida Ave. has requested that the Board please waive the landscape requirement for additional bed coverage as required by the DRC review. Rodney Alpert motioned and Michael Sheldon seconded to stand with the decision made by the DRC and to notify the owner that there was a miscommunication and what they thought was an additional 23 is only 3. Motion passed unanimously, owner has been contacted.
- F. Owner residing at 1537 S. Buchanan Cir. requested a hearing with the Board in regards to her violation. After a brief questions and answer period, the board made a decision and it was forwarded to the owner by mail.

**Adjournment**

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

 Director  
Signature & Association Title – Approved

09/17/2008  
Date