

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
September 17, 2008**

The regular Board meeting of Murphy Creek Master HOA was held on September 17, 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 Lyons was present.

Call to order

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

Minutes

Charles Bransfield motioned and Cris Alexander seconded to approve the June 18, 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 August 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.

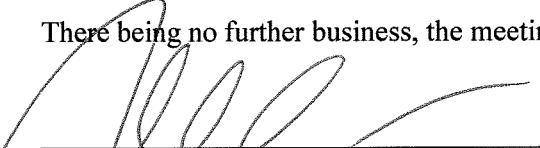
Association Business

- A. After a discussion with the owner's tenant residing at property 1412 S. Grand Baker St.; Cris Alexander motioned and Charles Bransfield seconded to waive all fees owed on the account including legal costs and to bring the account to a zero balance. The owner will be responsible for paying any violation fines and having the violation on the property rectified within 30 days. Motion passed unanimously, owner has been notified of the Boards decision.
- B. Charles Bransfield motioned and Cris Alexander seconded to not allow the variance request for property 1585 S. Goldbug Cir. in regards to the installation of a curtain enclosure on the owners deck. The Board feels this will not fit in with the aesthetics of the community. Motion passed unanimously, owner has been notified of the Boards decision.
- C. Cris Alexander motioned and Michael Sheldon seconded to ratify the receivership decision made earlier on account 24241 E. Wyoming Pl. Motion passed unanimously.
- D. Cris Alexander motioned and Michael Sheldon seconded to ratify the decision to sell the associations lien rights on property 23691 E. Alabama Dr., motion passed unanimously.
- E. Michael Sheldon motioned and Rodney Alpert seconded to approve the "tape recording & videotaping" resolution presented, motion passed unanimously. Resolution has been posted on the community website.

- F. Cris Alexander motioned and Charles Bransfield seconded to allow the variance for the front yard tree at 24644 E. Arizona Pl. The owner will be required to install at least 10 5-gallon shrubs in the front of the home as required by the City of Aurora if the tree will not be replaced. Motion passed unanimously, owner has been notified of the Board's decision.
- G. Cris Alexander motioned and Michael Sheldon seconded to close the violation for property 1624 S. Grand Baker St., they feel after further clarification from the owner, this is not classified as a commercial vehicle and to ask that the owner please not park the vehicle in the driveway. Motion passed unanimously, owner has been notified of the Board's decision.
- H. Cris Alexander motioned and Charles Bransfield seconded to grant the variance on property 24722 E. Kansas Cir. with the following conditions; if the trees do not grow or die over the next year, the owner will need to add the required 6' evergreen. The account will also be pulled from legal counsel and the owner will be required to pay any legal costs that have been issued. Motion passed unanimously, owner has been notified of the Boards decision.
- I. Cris Alexander motioned and Charles Bransfield seconded to allow the variance for the front yard tree at property 23785 E. Mississippi Cir. The owner will be required to either replace the tree in another area of the front yard or install at least 10 5-gallon shrubs in the front of the home as required by the City of Aurora if the tree will not be replaced. The Board also agreed to rescind the fines and 50% of the late fees on the account that stem from this issue. Motion passed unanimously, owner has been notified of the Board's decision.
- J. Cris Alexander motioned and Michael Sheldon seconded to deny the request for variance on property 24191 E. Iowa Pl., the Board has granted an extension until August 1, 2009 to have the tree installed as required. The Board has agreed to have the fines and 50% of the late fees taken off the account at this time. If the tree is not replaced by the deadline given, all fines and fees will be added back to the owners account. Motion passed unanimously, owner has been notified of the Boards' decision.
- K. Cris Alexander motioned and Michael Sheldon seconded to allow the variance request on property 24191 E. Iowa Pl. with the following conditions, if the installed paver stone walkway is ever removed, the area exposed will need to be covered with 30% bed coverage. Motion passed unanimously, owner has been notified if the Boards' decision.
- L. Cris Alexander motioned and Michael Sheldon seconded to stand with managements original offer of a 50% reduction in fees on 23990 E. Arizona Pl. They feel that every effort was made to notify the owner of the past due amounts. Motion passed unanimously, owner has been notified of the Board's decision.
- M. The Board decided not to change their contract with Waste Management to add single stream toters these totters, but have asked management to post the options owners have in the community newsletter.
- N. Michael Sheldon motioned and Charles Bransfield seconded to approve the declaration of address foreclosure notification as requested by legal counsel. Motion passed unanimously.

Adjournment

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



Signature & Association Title – Approved

11-12-08

Date