

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
November 11, 2009**

The regular Board meeting of Murphy Creek Master HOA was held on November 11, 2009 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Michael Sheldon and Rodney Alpert, Scott Alpert and Charles Bransfield were absent. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer and Andrew Carroll represented MDPS.

Guests

No homeowners were present.

Call to order

Meeting was called to order at 3:49pm and quorum was established.

Minutes

Michael Sheldon motioned and Cris Alexander seconded to approve the September 16, 2009 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, 2009. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$67,065.51 in the operating account, \$7,500 in the escrow account and \$69,339.02 in the money market/CD account for a total of \$143,904.53.
- B. Murphy Creek Master operating expenses are over Budget \$9,026.16 year-to-date.
- C. Murphy Creek Master delinquencies total \$164,504.58, of that amount, only \$31,328.40 is dues and \$30,316.36 legal, and the rest are late charges and violations.

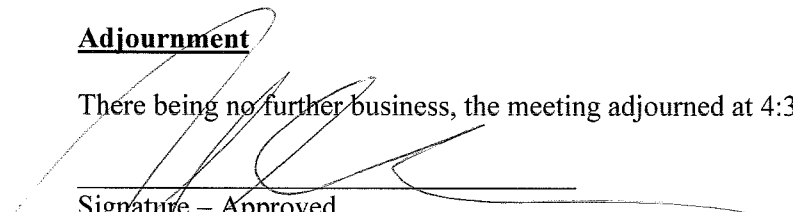
Association Business

- A. Michael Sheldon motioned and Rodney Alpert seconded to ratify the approved 2010 budget. Motion passed, budget has been sent out to all owners.
- B. Cris Alexander motioned and Michael Sheldon seconded to approve an extension created with an agreement until June 1, 2010 for a property on S. De Gaulle Ct in regards to landscape installation. Motion passed, owner has been notified of the Boards decision and owner account has been updated.
- C. Rodney Alpert motioned and Cris Alexander seconded to grant the variance on a property on E. Gunnison Dr. so that they do not need to replace the required street tree. This variance is based on the fact that there is an additional tree in the front yard and all the rock areas have the required bushes. Motion passed, owner has been notified of the Boards decision and their account has been updated.
- D. The Board has asked management to respond to the owner residing on S. Florida Ave. stating that they will be held to the replacement of this tree and will be granted an extension until June 1, 2010. The Metro District has a tight budget and this is one of the main reasons that certain items have not been replaced at this time. Owners were sent a letter from the association and their file has been updated.
- E. Michael Sheldon motioned and Cris Alexander seconded to send an account for a property on E. Hawaii Pl. to lawsuit. Motion passed, legal counsel has been notified of the Boards decision.
- F. Michael Sheldon motioned and Cris Alexander seconded to send an account for a property on E. Mississippi Cir. to lawsuit. Motion passed, legal counsel has been notified of the Boards decision.
- G. The Board has decided to hold off on a property on S. De Gaulle Ct. and let it foreclose; management verified with legal that a covenant lien was filed.

- H. Michael Sheldon motioned and Rodney Alpert seconded to write several delinquent accounts off to bad debt. Management has been instructed to let these owners know that they are being given a break but that this will not be offered to them again in the future if there accounts fall into delinquency again. Motion passed, accounts have been adjusted and letters have been sent out.
- I. Cris Alexander motioned and Michael Sheldon seconded to approve the 3-year contract as presented by Waste Management, motion passed. Waste Management has been notified of the Boards decision and contracts have been forwarded.
- J. Owner residing on Grand Baker St. received a violation for having wire mesh installed on the exterior of the fence. Owner stated that the wire was there prior to them purchasing the home over 4 years ago. Michael Sheldon motioned and Cris Alexander seconded to grandfather this issue in since it has been at the property for a long period of time. Motion passed, owners have been notified of the Boards decision.
- K. Owner residing on Duquesne Ct. has installed an old ski lift chair on the front porch; this has been taken to the Board for review before it is being turned in to the DRC. Cris Alexander motioned and Rodney Alpert seconded to allow this item to remain on the front porch. Motion passed, owner has been notified of the Boards decision and owner account has been updated.
- L. Property located on Haleyville St. was foreclosed upon and the previous owner also filed bankruptcy. The account is delinquent with \$5,545.69 owed. Cris Alexander motioned and Michael Sheldon seconded to remove the fines on the account as they are soft costs and write the remainder off to bad debt. Motion passed, account has been sent in for adjustment.
- M. Management presented the Board with revised policies for collections and covenant enforcement. These policies have been modified to allow the Board to send out notices through regular mail and to also add the "offer letter" step within collections before the account is taken to the Board for approval to be sent to legal counsel. Rodney Alpert motioned and Michael Sheldon seconded to approve the revised policies as presented, motion passed. Policies have been loaded to the website and sent to legal counsel for their files.

Adjournment

There being no further business, the meeting adjourned at 4:35 p.m.



Signature – Approved

2/17/10

Date

President

Association Title – Approved