

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
September 16, 2009**

The regular Board meeting of Murphy Creek Master HOA was held on September 16, 2009 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Charles Bransfield and Michael Sheldon, Rodney Alpert and Scott Alpert 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 4:16pm and quorum was established.

**Minutes**

Michael Sheldon motioned and Cris Alexander seconded to approve the July 8, 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 August 31, 2009. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$57,875.78 in the operating account, \$7,500 in the escrow account and \$69,290.20 in the money market/CD account for a total of \$134,665.98.
- B. Murphy Creek Master operating expenses are over Budget \$8,029.16 year-to-date.
- C. Murphy Creek Master delinquencies total \$163,983.35, of that amount, only \$29,842.96 is dues and \$30,869.03 legal, and the rest are late charges and violations.

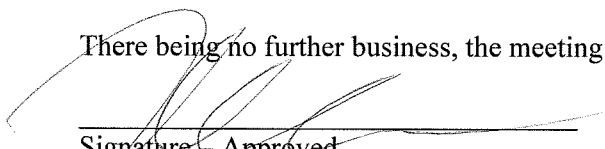
**Association Business**

- A. After speaking with legal counsel and getting a quote, the Board has decided not to spend the money at this time to change the governing documents to lower the association's quorum requirements for annual meeting participation.
- B. Board member inspected a property on Florida Ave. that was reported to be in violation of yard maintenance issues, he noticed that there is one chair in the backyard abutting the fence line and that this is not a maintenance/appearance issue, item has been closed per Board.
- C. The Board has decided that the annual/budget meetings for 2009 will be held on November 18, 2009, notification will be sent out to all owners.
- D. The Board motioned and seconded to have management send one additional offer letter to a property on Mississippi Cir, that is delinquent on their account, if there is no further response from the owner; the account will be turned over to collections. Motion passed.
- E. Board motioned and seconded to send a delinquent account on Buchanan Cir. to legal counsel for collections, due to the non-responsiveness of the owners. Motion passed.
- F. Owner residing on Kansas Cir. did not attend a hearing as requested so after lengthy discussion the Board motioned and seconded to have management send a letter to the owners giving them until June 1, 2010 to get their existing landscape plan approved and to add all the required items to the property. Motion passed.

- G. Board motioned and seconded to allow an owner residing on Kansas Cir. to have one more extension until June 1, 2010 in regards to their landscape violation and that all the existing fines and fees will be removed from the account at this time. Failure to rectify before the date granted will cause all fees to be placed back on the account and issue sent to legal counsel. Motion passed.
- H. Board motioned and seconded to grant the extension for an owner on De Gaulle Ct. until June 1, 2010 to have the existing landscape approved, and trees and bed coverage installed per requirements. Motion passed.
- I. Board members motioned and seconded to grant the owner an extension for an owner on Addison Ct. until June 1, 2010 in regard to a landscape violation, an agreement will be drafted that will remove the existing fines and fees at this time, motion passed.
- J. Board members motioned and seconded to grant the owner an extension for a property on Alabama Dr. until June 1, 2010 in regard to a landscape violation, motion passed.
- K. Board members motioned and seconded to grant a variance for a property on Gold bug Cir. in regard to a missing street tree. The owner has met all the City requirements. Motion passed.
- L. Board members motioned and seconded to grant a variance for a property on Louisiana Cir. in regard to a missing street tree. The owner has met all the City requirements. Motion passed.
- M. Board members motioned and seconded to send an account on Louisiana Cir covenant lawsuit due to lack of owner response. They want it monitored for costs, motion passed.
- N. Board members motioned and seconded to send an account on Wyoming Cir. covenant lawsuit due to lack of owner response. They want it monitored for costs, motion passed.
- O. Board members motioned and seconded to send an account on Fultondale Ct. covenant lawsuit due to lack of owner response. They want it monitored for costs, motion passed.
- P. Board members motioned and seconded to ratify the original e-mail approval for the reserve resolution as required by state law. Motion passed.

**Adjournment**

There being no further business, the meeting adjourned at 4:47 p.m.

  
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 Signature - Approved

\_\_\_\_\_  
 Date

11-18-09

VP  
 \_\_\_\_\_  
 Association Title - Approved