

Murphy Creek Master Homeowners Association
Board Meeting Minutes
July 8, 2009

The regular Board meeting of Murphy Creek Master HOA was held on July 8, 2009 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Cris Alexander, Rodney Alpert and Michael Sheldon, Charles Bransfield 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 4:05pm and quorum was established.

Minutes

Cris Alexander motioned and Michael Sheldon seconded to approve the June 17, 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 June 30, 2009. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$552,828.36 in the operating account, \$7,500 in the escrow account and \$69,289.99 in the money market/CD account for a total of \$129,618.35.
- B. Murphy Creek Master operating expenses are over Budget \$7,065.79 year-to-date.
- C. Murphy Creek Master delinquencies total \$162,601.43, of that amount, only \$27,867.02 is dues and \$31,710.27 legal, and the rest are late charges and violations.

Association Business

- A. Michael Sheldon motioned and Cris Alexander seconded to approve \$200 for a community garage sale in the fall, management will work with the social committee. Motion passed.
- B. The District Board along with the Master Board have decided that they will not remove the existing tree within the common area, it is coming back around, but they will allow the owners to install a secondary tree in their rear yard against the fence line as an option. Owners have been notified of the Boards decision.
- C. Michael Sheldon motioned and Rodney Alpert seconded to provide the owners of a property in E-Alabama Dr. the 50% reduction in late fees on the account. Motion passed, owner has been notified of the Boards decision.
- D. Michael Sheldon motioned and Cris Alexander seconded to remove the lien for a property on E. Arkansas Pl. relating to their account and to only have the owner pay the original late fee. Motion passed, owner has been notified by certified mail of the Board's decision.
- E. Cris Alexander motioned and Michael Sheldon seconded to allow for the truck on a property at E. Mississippi Cir. to be parked in the driveway as long as certain conditions are met. Motion passed, the owners have been notified of the Boards decision and the conditions that need to be met.
- F. Cris Alexander motioned and Rodney Alpert seconded to grant the variance for the evergreen tree for a property at E. Florida Ave as long as the additional 3 trees are installed by the end of the year. Motion passed, owners have been notified of the Board's decision.

- G. Cris Alexander motioned and Rodney Alpert seconded to grant the variance for the street tree on a property at E. Mississippi Cir. as long as the owners add the additional shrubs required by the City. Motion passed, owners have been notified of the Boards decision.
- H. Michael Sheldon motioned and Cris Alexander seconded to allow the owners at a property on E. Arkansas Pl with the following two options, they can either turn in their landscape plan within the next 30-60 days and once approved, the items along with the tree can be installed no later than the spring of 2010, or they will need to have the missing tree added no later than the end of September. Motion passed, owners have been notified of the Board's decision.
- I. Rodney Alpert motioned and Cris Alexander seconded to send a list of owners a demand letter from legal counsel in regards to covenant issues on their property, motioned passed, legal has been notified of the Boards decision.

Adjournment

There being no further business, the meeting adjourned at 5:15 p.m.



Signature – Approved

Vice President

Association Title – Approved

9-16-09

Date