

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
February 18, 2009**

The regular Board meeting of Murphy Creek Master HOA was held on February 18, 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**

Homeowner Lisa Meriweather was 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 November 12, 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 January 31, 2009. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$38,202.98 in the operating account, \$7,500 in the escrow account and \$69,242.16 in the money market/CD account for a total of \$114,945.14.
- B. Murphy Creek Master operating expenses are over Budget \$1,913.51 year-to-date.
- C. Murphy Creek Master delinquencies total \$158,861.28, of that amount, only \$26,195.04 is dues and \$33,587.58 legal, and the rest are late charges and violations.

**Association Business**

- A. After further review of all settled accounts, Cris Alexander motioned and Michael Sheldon seconded to write off all accounts to bad debt and have them turned over to the collection agency.
- B. Cris Alexander motioned and Michael Sheldon seconded to waive the \$60 in late fees on property on E. Alabama Pl. due to great payment history with no prior lates on the account. Motion passed, account has been adjusted and owner has been notified of the Board's decision.
- C. Michael Sheldon motioned and Cris Alexander seconded to grant the variance as approved by the DRC for a property on Gold Bug Cir, in regard to the front yard street tree. Motion passed, owner has been notified of the Board's decision.
- D. The Board has authorized management to confer with legal as to the options the association has to change the percent of quorum as stated in the covenants so that they are able to hold yearly annual meetings. Legal counsel has been notified.

**Adjournment**

There being no further business, the meeting adjourned at 4:30 p.m.

\_\_\_\_\_  
Signature & Association Title – Approved

6-17-09  
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Date