

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
February 17, 2010**

The regular Board meeting of Murphy Creek Master HOA was held on February 17, 2010 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Charles Bransfield and Rodney Alpert, Scott Alpert and Cris Alexander 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 4:10pm and quorum was established.

Minutes

Michael Sheldon motioned and Rod Alpert seconded to approve the November 11, 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 January 31, 2010. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$50,154.50 in the operating account, \$12,500 in the escrow account and \$69,490.90 in the money market/CD account for a total of \$132,145.40.
- B. Murphy Creek Master operating expenses are over Budget \$3,498.90 year-to-date.
- C. Murphy Creek Master delinquencies total \$174,060.72, of that amount, only \$32,771.51 is dues and \$39,837.27 legal, and the rest are late charges and violations.

Association Business

- A. Hearing for a property on S. De Gaulle Cir. – Owners filed complaints about “barking dogs”, the Board mediated between the parties, it was agreed upon that the barking issue has gotten better and that the owner will make sure that they keep the dogs under control as much as possible going forward. If the situation becomes worse in the spring, than the owners will need to report this back to the association. This arrangement was approved by all parties present.
- B. Michael Sheldon motioned and Rod Alpert seconded to waive the fines and fees on a property on E. Iowa Pl. for an owner on his account after they complied with the violations they received. Motion passed.
- C. Michael Sheldon motioned and Rod Alpert seconded to write the account for a property on S. De Gaulle Ct. off to bad debt if legal is not able to collect anything at closing. The property was foreclosed upon by the bank, motion passed.
- D. Michael Sheldon motioned and Charles Bransfield seconded to send the account on E. Mississippi Cir. to covenant lawsuit for failure to comply or respond to the HOA. Motion passed.
- E. Michael Sheldon motioned and Charles Bransfield seconded to give the owner of a property on S. Haleyville St. a onetime amnesty for all fees owed since they have been paying monthly without interruption in their assessments. The fees owed will be waived on the account. Motion passed.
- F. There are two policies that are recommended that an association have even though they are not required by state law. The first policy outlines “**qualification of committee chairpersons**” and the

second policy outlines “**the availability of association documents to Board members**”. Rod Alpert motioned and Charles Bransfield seconded to approve both policies as presented. Motion passed. Policies were signed and uploaded to the community website.

- G. The Board will not approve a permanent dog run request as submitted by a property owner within the community. The location of the proposed area needs to be moved to the rear of the property and resubmitted for review. The Owner has been notified of the Board’s comments.
- H. Michael Sheldon motioned and Rod Alpert seconded to write off all the settled accounts that have been on the books as delinquent for the past 4+ years to a tune of around \$85K. The accounts include bankruptcies and foreclosures. Motion passed.
- I. The Board has replaced Scott Alpert as a Declarant Board member with Kathleen Sheldon who is also a Declarant Board member. This will take effect March 1, 2010. Board positions may be shifted at the April meeting.
- J. The Board was provided with the Tax review information, they have been filed for 2009.
- K. Michael Sheldon motioned and Charles Bransfield seconded to send an account on Florida Ave. to covenant lawsuit for failure to fix their covenants violations, motion passed. Legal counsel has been notified of the Board’s decision.
- L. Michael Sheldon motioned and Rod Alpert seconded to allow the property owner on S. Duquesne a final extension for installing their backyard landscape and they will have until July 30, 2010. Motion passed, owner has been notified of the Board’s decision.
- M. Michael Sheldon motioned and Rod Alpert seconded to send a property on Fultondale Ct. to legal counsel for collections since the owner failed to respond to the offer letter that they received. Motion passed, legal counsel has been notified of the Board’s decision.
- N. Michael Sheldon motioned and Rod Alpert seconded to send a property on Florida Ave. to legal counsel for collections since the owner failed to respond to the offer letter that they received. Motion passed, legal counsel has been notified of the Board’s decision.

Adjournment

There being no further business, the meeting adjourned at 5:05 p.m.



Signature – Approved

4/21/10

Date

Vice President

Association Title – Approved