

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
April 21, 2010**

The regular Board meeting of Murphy Creek Master HOA was held on April 21, 2010 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Kathleen Sheldon, Charles Bransfield, Rodney Alpert and Cris Alexander. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer and Andrew Carroll represented MDPS.

Guests

Several owners from the community were present.

Call to order

Meeting was called to order at 4:04pm and quorum was established.

Minutes

Michael Sheldon motioned and Charles Bransfield seconded to approve the February 17, 2010 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 April 30, 2010. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$49,582.77 in the operating account, \$12,450.50 in the escrow account and \$69,739.31 in the money market/CD account for a total of \$131,772.58.
- B. Murphy Creek Master operating expenses are over Budget \$85,704.39 year-to-date.
- C. Murphy Creek Master delinquencies total \$103,841.43, of that amount, only \$19,010.10 is dues and \$18,120.95 legal, and the rest are late charges and violations.

Association Business

- A. Owner hearing – owner residing on Arkansas Pl. appeared for their scheduled hearing with the Board. The owner discussed his issues with the violations he received and also about the replacement of the street tree in his front yard that is on hold. The owner stated that the tree has been replaced twice and has not survived due to the continual underground water pooling in the street lawn area. Michael Sheldon motioned and Rodney Alpert seconded to give the owner a variance for not having to install the street tree since the owner already has two other trees in the front yard and the required amount of shrubs per the City. Motion passed, owner will be notified of the Board's decision.
- B. Rod Alpert motioned and Charles Bransfield seconded to approve the declarants Board position change from Scott Alpert to Kathleen Sheldon. Motion passed.
- C. Michael Sheldon motioned and Kathleen Sheldon seconded to grant the variance to an owner on Grand Baker St. as approved by the DRC in regards to not having to install the two required trees in their backyard. The Backyard is very small and between the deck and additional landscape, there is no additional room to plant the trees. Motion passed, owner has been notified of the Board's decision and their account has been adjusted to waive all associated fines and fees.
- D. Michael Sheldon motioned and Cris Alexander seconded to make the following offer to the owner residing on E. Arizona Pl. who is delinquent to the HOA. They will be required to pay any hard cost to the association including any remaining unpaid assessments, the Board will than waive the remaining

- late fees on the account. The Board has extended this offer to the owner's Metro account as well. Motion passed, legal counsel has been notified of the Board's decision.
- E. Michael Sheldon motioned and Cris Alexander seconded to waive \$1625 in fines for an owner residing on E. Mississippi Cir. from their account once the yard is brought into compliance, they will be required to pay all hard costs including legal. Motion passed, legal counsel has been contacted with the Board's decision.
 - F. Michael Sheldon motioned and Cris Alexander seconded to send an owner residing on E. Arizona Cir. and their account to legal counsel for collections, motion passed, legal counsel has been notified of the Board's decision.
 - G. Cris Alexander motioned and Kathleen Sheldon seconded to accept the proposed settlement as offered be any owner on S. Fultondale Ct. in regards to their delinquent account. Motion passed, legal counsel has been notified of the Board's decision.
 - H. Owners residing on S. Addison Ct. received a violation for wire mesh on the exterior of the fence. The owner stated that this was installed by the previous owners and the side yard fence extends out into the side of the yard so that is why it was so visible. The Board agreed to close the violation and the owners have been notified of the Boards decision.
 - I. Owners residing on S. Coolidge Cir. have fixed all their violations and are requesting that the Board consider removing the fines and late fees on their account. Michael Sheldon motioned and Cris Alexander seconded to waive \$220 in fines and fees on the account and bring the owner current. Motion passed, owner has been notified of the Board's decision.
 - J. Cris Alexander motioned and Michael Sheldon seconded to allow the following terms to the owners within the Parkways in regards to their backyard landscape issues as caused by the previous builder. They will grant an extension until, October 1, 2010 to add at least one required tree if wanted and the 30% bed coverage (5 gallon minimum) to the backyard. They will need to submit to the DRC but there will be no additional fees. The Parkways HOA will send out the letters on behalf of the Master HOA with some history as to why this has now come due. Motion passed, the Parkways have been notified.

Adjournment

There being no further business, the meeting adjourned at 5:01 p.m.

Signature - Approved

Date

6-16-10

VP

Association Title - Approved