

**Murphy Creek Master Homeowners Association  
Board Meeting Minutes  
September 15, 2010**

The regular Board meeting of Murphy Creek Master HOA was held on September 15, 2010 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Kathleen Sheldon, Charles Bransfield and Cris Alexander, Rodney Alpert was absent. Irene Borisov represented Colorado Management. Larry Summers represented the District/Developer.

**Guests**

Several owners from the community were present.

**Call to order**

Meeting was called to order at 4:24pm and quorum was established.

**Minutes**

Michael Sheldon motioned and Charles Bransfield seconded to approve the June 16, 2010 meeting minutes. Motion passed unanimously.

**Management Report**

The management report was presented, reviewed, and approved. A copy is attached and made a part hereof.

**Financial Report**

The Board accepted the July, August & September payables as presented.

Please note the following on the financial statements dated August 31, 2010. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$42,340.53 in the operating account, \$12,450.50 in the escrow account and \$69,750.23 in the money market/CD account for a total of \$124,541.26.
- B. Murphy Creek Master operating expenses are over Budget \$84,702.85 year-to-date. This is because we did a massive \$88K write off to bad debt this year that was not budgeted for.
- C. Murphy Creek Master delinquencies total \$125,509.75, of that amount, only \$21,090.85 is dues and \$20,883.00 legal/covenant enforcement, and the rest are late charges and violations.

**Association Business**

- A. Charles Bransfield motioned and Michael Sheldon seconded to write this amount off to bad debt (\$9,318.93) on foreclosed property 1428 S. Haleyville Cir. from the previous owner. Motion passed, account adjustments have been processed.
- B. Michael Sheldon motioned and Charles Bransfield seconded to allow the following variance on the rear yards within the Parkways at Murphy Creek sub-association due to small lots and incorrect builder installs. Yards that are less than 400sq feet will not need to plant any rear yard trees but will still need to meet the 30% bed coverage requirements. Any yards over 400 sq feet would be required to install at least one 1- 1½ caliper deciduous tree in the backyard along with meeting the 30% bed coverage requirements. Owners will be notified and will have until June 1, 2011 to have this completed. Motion passed.
- C. The Board decided that they will not do a Global Plat amendment at this time with the City in regards to changes to front yards and that each owner who is requesting a change to the front yards will need to file this with the City themselves and also get it approved by the HOA.
- D. Cris Alexander motioned and Charles Bransfield seconded to send account on Mississippi Cir. to lawsuit and to have the \$1800 in fines and fees put back on the account due to failure of the owner to

set-up a payment plan with legal as requested. Motion passed, legal counsel has been notified of the Board's decision.

- E. Cris Alexander motioned and Michael Sheldon seconded to grant the owner of a property on Gunnison Dr. an extension until June 1, 2011. Motion passed, owner has been notified and the system has been updated.
- F. Cris Alexander motioned and Michael Sheldon seconded to grant the owner of a property on Coolidge Cir. an extension until June 1, 2011. Motion passed, owner has been notified and the system has been updated.
- G. Michael Sheldon motioned and Cris Alexander seconded to ratify the variance on a property on Alabama Pl as approved through e-mail. Motion passed.
- H. Michael Sheldon motioned and Charles Bransfield seconded that the backyard tree will need to be replaced within the next 60 days for a property on Kansas Cir. If the owner needs any extension until next spring, they will need to send this request in to the HOA. Motion passed.
- I. Michael Sheldon motioned and Cris Alexander seconded to grant this owner (Duquesne Cir.) a final extension to have the deck installed or the required 30% bed coverage no later than June 1, 2011. Motion passed.
- J. The Board has decided that the trash can violations will stay at the 12 month period as is, owners that will be out of town need to make arrangements to have the trash cans put away as required.
- K. Hearing - The Board has reviewed the pictures as sent in by the owner (De Gaulle Cir) of the existing street trees. The owner did not attend the hearing that they requested. Going forward with the hearing, Michael Sheldon motioned and Cris Alexander seconded to not grant a variance in regards to the existing street trees as presented. The main leader has been cut down or is nonexistent and the trees are below 5ft. are just shoots that have come up from the ground. The trees need to be replaced. Motion passed.
- L. Owner residing on Florida Ave. put up an enclosure to the side of the home and installed landscape without getting prior approval from the HOA. They are also missing the required trees in the backyard. The owner has not responded to any notices from the HOA or legal counsel, a lawsuit needs to be filed by October 1, 2010 due to statute of limitations on the installed structure. Michael Sheldon motioned and Kathleen Sheldon seconded to have the lawsuit filed. Motion passed, legal counsel has been notified of the Board's decision.
- M. Cris Alexander motioned and Charles Bransfield seconded to allow management to again work with owners in regards to landscape extensions until June 1, 2011 since we are coming up to the end of the season as many items will not be able to be completed. Any request from owners that are secondary or they have asked for extension previously will need to be brought to the Board for a decision. Motion passed.

**Adjournment**

There being no further business, the meeting adjourned at 5:00 p.m.

\_\_\_\_\_  
Signature - Approved

*President*

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

11/10/10  
Date