

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
June 16, 2010**

The regular Board meeting of Murphy Creek Master HOA was held on June 16, 2010 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Michael Sheldon, Kathleen Sheldon, and Cris Alexander, absent was Charles Bransfield and Rodney Alpert. 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 4:33pm and quorum was established.

Minutes

Cris Alexander motioned and Michael Sheldon seconded to approve the April 21, 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 May & June payables as presented.

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

- A. Murphy Creek Master there is currently \$46,370.90 in the operating account, \$12,450.50 in the escrow account and \$69,739.94 in the money market/CD account for a total of \$128,561.34.
- B. Murphy Creek Master operating expenses are over Budget \$90,978.61 year-to-date. This is because we did a massive \$88K write off to bad debt.
- C. Murphy Creek Master delinquencies total \$118,344.36, of that amount, only \$20,515.97 is dues and \$20,883.00 legal, and the rest are late charges and violations.

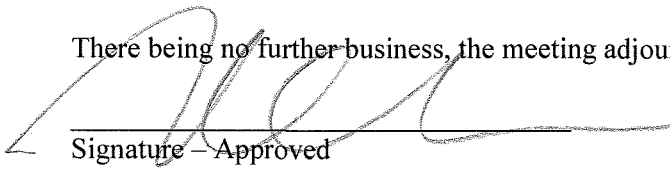
Association Business

- A. Michael Sheldon motioned and Cris Alexander seconded to allow legal counsel to research the annexations on all closed lots within the community not to exceed \$1500. Motion passed, legal counsel has been notified of the Board's decision.
- B. Cris Alexander motioned and Michael Sheldon seconded to send the account on a property on Florida Ave to lawsuit for non compliance with the covenants. Motion passed, legal counsel has been updated with the Board's decision.
- C. Cris Alexander motioned and Kathleen Sheldon seconded to remove 50% of the fines on the account for a property on Haleyville Cir that has brought their property into compliance, motion passed.
- D. The Board has denied the owners request on a property on Louisiana Pl in regards to allowing them to keep wire mesh above the fence line as installed. The denial was based on aesthetics and that other owners have been denied in the past for the same request. The Board will give the owners a few weeks to get the items into compliance and have agreed to waive 50% of the fines and fees that the owners paid once they become compliant.
- E. The Board has agreed to hold an August owners forum, management will send out an e-mail to get a date set.

- F. There was an owner concern about faded/rusty mailboxes in the community, management has been given permission by the Board to start writing these items up as violations within the community.
- G. Michael Sheldon motioned and Kathleen Sheldon seconded to write \$150 off the account for a property on Alabama Dr. The owners have brought their property into compliance as requested by legal. Motion passed.
- H. Cris Alexander motioned and Kathleen Sheldon seconded to remove \$70 off an account for a property on Duquesne Ct. for bringing their property into compliance. Motion passed.
- I. The District has allowed certain owners within the Parkways sub-association the ability to keep their sump pump pipes running out to the alley ways. The Master association has decided that these owners need to at least cover a majority of the piping with rock so the pipes are not as noticeable on the side of the home and across the backyards for aesthetic purposes. Owners will be notified of the decisions made by both Boards'.

Adjournment


There being no further business, the meeting adjourned at 5:06 p.m.



Signature – Approved



Date



Association Title – Approved