

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
February 16, 2011**

The regular Board meeting of Murphy Creek Master HOA was held on February 16, 2011 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Kathleen Sheldon, Rodney Alpert and Cris Alexander; Michael Sheldon and Charles Bransfield were absent. Irene Borisov represented Colorado Management.

Guests

No owners were present from the community.

Call to order

Meeting was called to order at 4:26pm and quorum was established.

Minutes

Kathleen Sheldon motioned and Cris Alexander seconded to approve the November 10, 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 November & December 2010 and January 2011 payables as presented.

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

- A. Murphy Creek Master there is currently \$37,088.08 in the operating account, \$13,850.50 in the escrow account and \$69,894.86 in the money market/CD account for a total of \$120,833.44.
- B. Murphy Creek Master operating expenses are over Budget \$2,130.18 year-to-date.
- C. Murphy Creek Master delinquencies total \$164,670.40, of that amount, only \$25,508.62 is dues and \$23,628.10 legal/covenant enforcement, and the rest are late charges and violations totaling \$93,192.84.

Association Business

- A. **Garage Sales** –The Board has decided to not proceed further with this. The social committee hosts a few garage sales a year and the owners have not been that bad with an overabundance of garage sales in the community. This will be addressed in the rules and regulations.
- B. **Board hearings/owner meetings:**
 - 1. An owner that was not able to attend the annual meeting may be attending the meeting to discuss the 2011 approved budget with the Board. This owner did not attend the meeting but Cris stated that he talked to her about her concerns.
 - 2. Owner residing on Louisiana Pl will be coming to the meeting to discuss the violations he received for water flowing onto the sidewalks and streets and causing algae as confirmed by complaints from neighbors. The Board decided that they will remove the fines and fees on the account and will close out the violation if the owner promises to keep the area clean and to work on getting a chaise drain installed by the City or builder. The owner agreed to the Boards request.
- C. Homeowner residing on E. Wyoming Pl. has received several violations and fines for poor maintenance of their property. The violations were closed out but the fines and fees were never paid by the owners. Their account as turned over to legal counsel and they received follow-up

correspondence from the HOA as to the offer we could make with taking fees off their account. At this time, they have not brought their account current or contacted legal counsel as instructed; do you want to turn this account over to collections? Cris Alexander motioned and Kathleen Sheldon seconded to send this account to legal counsel since the owner has not responded. Motion passed.

- D. Owners residing on E. Kansas Cir. have received several violations over the past few years for installing their landscape without approval and not meeting the HOA requirements. They have yet to get DRC approval even after 5 submittals. Rod Alpert motioned and Cris Alexander seconded to grant the variance and approve the landscape as installed per the pictures provided. They have advised management to let the owners know that if any items die in the future, they will need to replace all said items to maintain HOA yard requirements. Motion passed.
- E. Owner residing on E. Arizona Cir. received a violation for having foil in the upstairs window on the back of the house. Kathleen Sheldon motioned and Cris Alexander seconded to close out the violation and allow the items to remain in the windows. They would like management to advise the owners that when these items are no longer needed for their stated purposes that they consider removing them and installing regular window coverings. Motion passed.
- F. A concerned homeowner requested that the Board consider stopping trash collection on owners that are delinquent to the HOA. The Board has denied this request due to the issues it could cause adjoining neighbors due to trash build-up and smell if not picked up. They do not want to penalize owners that are paying for ones that are not with this type of resolution.
- G. **2011 Legal Counsel Contract** – Rod Alpert motioned and Kathleen Sheldon seconded to approve the contract as existing, keep the monthly retainer and collection will be on the risk-share model. Motion passed.
- H. Property owners on E. Arizona Pl. received violations for xeriscaping the front yard street lawn without getting approval from the City or the HOA. Due to many internal family health issues they have requested more time and the consideration on fines and fees to be removed from their account. Kathleen Sheldon motioned and Cris Alexander seconded to give the owners a final extension until 6-1-2011 at which time all fines and fees will be removed if the issue is resolved. Motion passed.
- I. Property owners on Gold Bug Cir. received several violations for oil stain on the driveway that were not rectified and they have received several fines and fees on the account. Cris Alexander stopped by the property after the meeting as requested by the owners and has stated if the owner could make the new oil stains look like the old ones that have been cleaned in the next 30 days along with making sure that the leaking vehicle is no longer parked in the driveway, then the fines and fees could be removed.
- J. Owner residing on E. Alabama Pl. received several violations last year for installing the backyard without the required trees and shrubs. The owner was given an extension until the end of last summer. The owner did not finish the yard as agree upon and never contacted the HOA. After several failed attempts to reach the owners, the violation was re-activated and fines and fees were added to the account. The owner has requested that the Board please grant her one more extension so that she can put some money aside to get the missing items installed. Cris Alexander motioned and Rod Alpert seconded to allow her a final extension until July 1, 2011. If the items are installed, than the fines and fees can be removed from the account.

Adjournment

There being no further business, the meeting adjourned at 5:02 p.m.

Signature – Approved

President

Association Title – Approved

5/12/11

Date