

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
July 26, 2011**

The regular Board meeting of Murphy Creek Master HOA was held on July 26, 2011 at the Murphy Creek Clubhouse 23801 E. Florida Ave. Board members present were Kathleen Sheldon, Rodney Alpert, Michael Sheldon and Cris Alexander; Charles/Carol Bransfield was absent. Irene Borisov represented Colorado Management.

Guests

Several owners from the community attended the meeting.

Call to order

Meeting was called to order at 3:58pm and quorum was established.

Minutes

Kathleen Sheldon motioned and Cris Alexander seconded to approve the June 15, 2011 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

Cris Alexander motioned and Michael Sheldon seconded to accept the June & July 2011 payables as presented.

Please note the following on the financial statements dated June 30, 2011. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$42,285.77 in the operating account, \$20,450.50 in the escrow account and \$69,896.56 in the money market/CD account for a total of \$132,632.83.
- B. Murphy Creek Master operating expenses are over Budget on expenses by \$38,908.23 year-to-date. Covenant expenses and Bad Debt write-offs are the categories that are over budget.
- C. Murphy Creek Master delinquencies total \$175,433.51, of that amount, only \$25,839.12 is dues and \$29,395.38 legal/covenant enforcement, and the rest are late charges and violations totaling \$120,199.01.

Association Business

- A. Cris Alexander motioned and Michael Sheldon seconded to approve the June & July payables totaling \$49,275.04 as presented, motion passed.
- B. Cris Alexander motioned and Rod Alpert seconded to move forward with the Waste Management trash bin pilot program only replacing the recycle bins with recycle totes. The regular trash totes will remain the same size as existing per contract. Motion passed, Waste Management will be contacted and a new contract will be negotiated.
- C. DRC Request – Owner residing on S. Grand Baker Cir. is requesting to xeriscape their front yard and also the street lawn areas. The owner has been notified that the Board will not grant the request for front yard xeriscape until the HOA has approved a set of standards for xeriscape. This process has been started, the owner has been notified and the request denied at this time.
- D. Property on S. Fultondale Ct. – this property is getting ready to be turned over for a covenant lien. The account is in collections for failure to pay assessments and fines. The Board has directed management to hold this account with legal counsel until the September meeting. They have instructed management to contact District security to see if they can figure out if these homes are vacant or have renters to see if a receivership could be done instead of foreclosure.
- E. Property on E. Iowa Pl. – this property has several violations and the HOA filed a covenant lien on the property. We have received no word from the owner nor has the property been fixed. The Board has

directed management to hold this account with legal counsel until the September meeting. They have instructed management to contact District security to see if they can figure out if these homes are vacant or have renters to see if a receivership could be done instead of a lawsuit.

- F. Property on S. Coolidge Cir. – the owners have received violations for house paint fading and streaking, they have asked for an extension but have not provided a time frame to the HOA. Cris Alexander motioned and Michael Sheldon seconded to grant the owners 90 days to have the home painted so that the violation can be rectified. Motion passed.
- G. Property on E. Oregon Pl. – the owners received a violation for replacing the cap on their mailbox post with one that is different than the standard that is installed within the HOA. The owner is requesting a variance on this issue. Cris Alexander motioned and Michael Sheldon seconded to grant the variance for the installed mailbox cap which was installed. The Board feels this is a nice look and provides added security with the evening lighting. Motion passed.
- H. Property on S. Buchanan Cir. – the owners received a violation for having a shed installed in the backyard that was not originally approved by the DRC. The owners submitted the items for review but were denied based on City of Aurora accessory structure locations. The owner attended the meeting to discuss this with the Board. Michael Sheldon motioned and Cris Alexander seconded to grant the variance for the location of the existing shed with the following conditions: Owner has to get City approval and send it to the HOA for the file, if the shed is moved in the future, DRC approval will need to be given and if the owner sells to new owners, the shed needs to be removed, placed in the rear yard or the new owners will need to request a variance from the HOA. Motion passed.
- I. Property on S. De Gaulle Way – the owners received a violation for a dead tree on the property that needs to be replaced, they are asking for an extension until the end of September due to financial reasons. Cris Alexander motioned and Rod Alpert seconded to give the owners until the end of September to have the tree replaced. Motion passed.
- J. Property on S. Flatrock Cir. – the owners received a notice from the HOA that they are missing both of the required trees in the backyard. The owners state that there is no room in their backyard for these trees and they are asking that the Board grant them a variance to this HOA requirement. Michael Sheldon motioned and Cris Alexander seconded to approve the variance with the following condition: the owner will be required to install at least one of the required two trees in their backyard and the owner can decide between the evergreen or deciduous tree. Motion passed.
- K. Porch link is the company that produces the monthly HOA newsletter and now has the option to print these newsletters in color instead of black and white, if the Board is interested in this option; the extra monthly cost would be \$156.60. The Board has decided to table this option and have it added to the 2012 budget for review.
- L. Property on E. Florida Ave. has a judgment against them for failure to comply with HOA covenants. The property has gone into foreclosure; the Board has decided to hold this account and not move forward with rectifying the covenants as court ordered and to see if they can get the Bank to comply with the judgment. Legal counsel has been notified of the Boards decision.

Adjournment

There being no further business, the meeting adjourned at 5:07 p.m.


Executive Session

Michael Sheldon motioned and Cris Alexander seconded to call the executive session to order at 5:09pm.

Management updated the Board with legal status for several properties in regards to on-going covenant and collection lawsuits.

Adjournment of Executive Session

Michael Sheldon motioned and Rod Alpert seconded to adjourn the meeting at 5:13pm. Motion passed.



Signature – Approved

9/21/2011

Date

Director

Association Title – Approved