

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
June 15, 2011**

The regular Board meeting of Murphy Creek Master HOA was held on June 15, 2011 at the Murphy Creek clubhouse 23801 E. Florida Ave. Board members present were Kathleen Sheldon, Rodney Alpert, Michael Sheldon and Cris Alexander; Charles Bransfield was absent. Irene Borisov represented Colorado Management.

Guests

No owners were present from the community.

Call to order

Meeting was called to order at 4:00pm and quorum was established.

Minutes

Cris Alexander motioned and Michael Sheldon seconded to approve the May 12, 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

The Board accepted the May 2011 payables as presented.

Please note the following on the financial statements dated May 31, 2011. These were presented to the Board members present, all others were mailed out.

- A. Murphy Creek Master there is currently \$41,113.11 in the operating account, \$20,850.50 in the escrow account and \$69,896.56 in the money market/CD account for a total of \$131,860.17.
- B. Murphy Creek Master operating expenses are over Budget \$21,608.22 year-to-date. Covenant expenses and bad debt writes are the categories that are over budget.
- C. Murphy Creek Master delinquencies total \$188,449.78, of that amount, only \$27,828.22 is dues and \$30,279.45 legal/covenant enforcement, and the rest are late charges and violations totaling \$128,376.82.

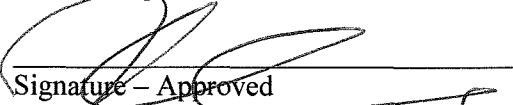
Association Business

- A. Hearing (Hines) - trash can violation. Owner was present at the meeting and was told that her violations for "trash can out on non-pickup day" are closed and any fines that she has received will be removed as a one-time courtesy from the HOA. Owner asked that the Board consider not having these types of violations written up the day after trash pick-up since many owners are not able to get them in if they work late into the evening and the Board agreed to consider this request.
- B. Owner residing on Florida Ave owes over \$10K to the HOA, this is comprised of violations fines for non-compliance and nonpayment of assessments, late fees and covenant/collection legal fees, more information was provided to the Board at the meeting. She owes on the District as well. Cris Alexander motioned and Michael Sheldon seconded to remove 75% of the soft costs (fines/late fees) on the account on the condition that the owner gets their backyard plans approved and installed by the end of June. Motion passed, legal counsel, accounting and the owner will be contacted with the Board's decision.
- C. DRC Request – Owner residing on De Gaulle Way has added an arbor to the side entrance of their property; this is something that was done without prior approval of the DRC. The DRC denied the items based on the fact that there are no guidelines around adding these items to the side of a property

within the community guidelines as set by the City of Aurora, they have limitations on visibility of accessory structures. This needed Board consideration before proceeding further on this request. Cris Alexander motioned and Michael Sheldon seconded to approve the variance as requested by the owners. Motion passed, going forward, all side yard structures will be reviewed on a case-by case basis.

Adjournment

There being no further business, the meeting adjourned at 4:54 p.m.



Signature – Approved

Michael Sheldon - President
Association Title – Approved

7-26-11
Date