

**Murphy Creek Master Homeowners Association
Board Meeting Minutes
September 21, 2011**

The regular Board meeting of Murphy Creek Master HOA was held on September 21, 2011 at the Murphy Creek Clubhouse 23801 E. Florida Ave. Board members present were Kathleen Sheldon, Rodney Alpert and Cris Alexander; Charles/Carol Bransfield and Michael Sheldon were absent. Irene Borisov represented Colorado Management.

Guests

Several owners from the community attended the meeting and asked the Board several questions pertaining to the community.

Call to order

Meeting was called to order at 4:02pm and quorum was established.

Minutes

Rodney Alpert motioned and Kathleen Sheldon seconded to approve the July 26, 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

Kathleen Sheldon motioned and Rod Alpert seconded to approve the August & September 2011 payables totaling \$51,290.42 payables as presented, motion passed.

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

- A. Murphy Creek Master there is currently \$43,583.22 in the operating account, \$25,700.50 in the escrow account and \$69,758.85 in the money market/CD account for a total of \$139,042.57.
- B. Murphy Creek Master operating expenses are over Budget on expenses by \$52,457.34 year-to-date. Covenant expenses and Bad Debt write-offs are the categories that are over budget.
- C. Murphy Creek Master delinquencies total \$168,920.48, of that amount, only \$27,596.52 is dues and \$19,788.17 legal/covenant enforcement, and the rest are late charges and violations totaling \$119,680.79.

Association Business

- A. Property on E. Mississippi Cir. has asked the Board if they are allowed to remove the tree in their front yard that is right up against their front porch and is causing issues with their porch and foundations. The owners do have another tree in the front yard already and will replace this bare area with shrubs. Kathleen Sheldon motioned and Rod Alpert seconded to approve this request as presented, motion passed. The owner has been notified of the Board's decision.
- B. Ratify the e-mail approval of "xeriscape requirements" bid as proposed by Norris Design. The creation of requirements will not exceed \$3000. Rod Alpert motioned and Kathleen Sheldon seconded to ratify the e-mail approval, motion passed.
- C. Property on E. Alabama Dr. has gone into foreclosure, does the Board want to redeem the property, at this time, and they are delinquent to the HOA by \$476 not including all legal fees. The Board has decided not to redeem this property out of foreclosure and will wait to get the 6-month super lien, legal counsel will be notified.
- D. Property on S. De Gaulle Way does not have this backyard landscape installed. This backyard cannot be seen from the street and has not been written up by the covenant services group until the owners

brought this to the HOA's attention. Owners attended the meeting to discuss the situation with the Board and present pictures, the account is on its way to legal counsel for a covenant lien and the process will continue until the HOA can get some resolution to this problem.

- E. Property on E. Gunnison Dr. has had a decorative windsock in their backyard for the past seven years, it's time to replace it and they would like to get one that is sturdier but it's a little bigger than the one they have had. Kathleen Sheldon motioned and Rod Alpert seconded to approve this request with the following condition: the owner needs to get approval from any adjoining neighbors that they do not have an issue with this item and send this into the HOA for their file. Motion passed, the owner will be notified.
- F. Owner residing in Murphy Creek has asked if the HOA can consider putting an article in the next newsletter outlining the specifications on the proposed RV/Storage facility for owners. The Board has directed management to add an article in the newsletter outlining the items that were submitted to the City by the developer/applicant, what they are and where they are located and the names and numbers of who the owners need to contact in the City to acquire more information on the proposal if they are interested.
- G. Parkways Backyards & Community Updates:
 - A. Update on owners compliancy with Master HOA requirements. Management notified the Board that there were 17 homes that have not responded to the HOA at all, no submittals or correspondence. The second deadline for the backyard requirements has expired. The Board has authorized management to move forward with starting the violation process on these homes and to continue the violation process until the owners comply or respond to the HOA with a resolution.
 - B. Property owner on S. Duquesne Ct. is requesting an extension until spring to install the items required. Cris Alexander motioned and Rod Alpert seconded to approve an extension for this owner with the following conditions; the owner will be required to submit a landscape plan to the HOA by the end of the year and to install the approved items no later than June 1, 2012. Motion passed.
 - C. Property owner on S. Duquesne Ct. is requesting an extension until spring to install the items required. Cris Alexander motioned and Rod Alpert seconded to approve an extension for this owner with the following conditions; the owner will be required to submit a landscape plan to the HOA by the end of the year and to install the approved items no later than June 1, 2012. Motion passed.

Adjournment

There being no further business, the meeting adjourned at 5:56 p.m.

Signature – Approved

President
Association Title – Approved

Date

10/19/11