

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Friday, July 28, 2006

I. CALL TO ORDER

The July 2006 meeting of the Board of Directors of the Plum Creek North Master Homeowners Association, Inc. was held on the morning of July 28, 2006 at the Plum Creek Golf and Country Club, 331 Players Club Drive, Castle Rock, CO 80104. The meeting was called to order at 8:02 a.m. by Board President David Littler. Board Members present: Dave Littler, Curt Maddock, Jim Ellington, Peter Rinehart and Frank Gappa. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. REVIEW AND APPROVAL OF THE MAY 5, 2006 MINUTES

Jim Ellington motioned to approve the minutes as presented. Mr. Gappa seconded the motion. Motion passed unanimously with Mr. Littler abstaining.

III. REVIEW AND APPROVAL OF THE JUNE 30, 2006 FINANCIALS

The month ending June 30, 2006 financials were reviewed. Mr. Ellington motioned to accept the financial statements as of and for the period ending June 30, 2006 as presented. Mr. Maddock seconded the motion and the Board, unanimously approved the motion with Mr. Littler abstaining. Ms. Maguire discussed a few delinquent accounts and presented requests to waive late fees by The Knolls in the amount of \$25.00. The Board unanimously decided to waive late fees for The Knolls and for Players Crossing.

IV. OLD BUSINESS

Discussion was held concerning the outstanding issues regarding the lot at Players Crossing that is still in construction stages. It was noted that Players Crossing is addressing the issue and the Town of Castle Rock is also involved.

Discussion was held concerning the unlandscaped property at 2057 Kahala. Mr. Rinehart will draft a letter to the owners indicating that they have until September 15, 2006 to complete the landscaping at 2057 Kahala Circle.

V. NEW BUSINESS

Ms. Maguire included a copy of the letter notifying homeowners of the Declarant Turnover to the Homeowners. Per Senate Bill 100 a letter was mailed and posted on the Plum Creek North Master HOA website.

A new pet pickup station was purchased and installed on Emerald Drive by Fairway Vistas the old one was removed along with the unsightly garbage can. The purpose of the new pet pickup station was because of the cost of the pet pickup mitts and the new vendor has a better mitt and a much lower cost per mitt, which will save a significant amount of money.

Ms. Maguire presented a proposal for a turnover audit to be completed and paid for by the Declarant per State Law. Ms. Maguire will obtain another bid for the audit.

Ms. Maguire noted the next meeting will be a Budget Workshop Meeting, to prepare the budget for 2007 and present it to the owners in Plum Creek North Master HOA. Mr. Ellington suggested that all the Sub-Association Board Presidents be invited to participate in the Budget process. The Board agreed and Ms. Maguire will send out an invite to all Sub Association Board Presidents of the PCNMA prior to the meeting in October 2006.

Mr. Rinehart motioned that a letter be submitted to the Town of Castle Rock, Board of Adjustment for Fairway Vista's, Lot 1 Block 3, indicating that the PCNMA supports the American Design Group in their request to modify their lot on Easton Court. The lot is too small to fit a house on and the owners, American Design, would like to have the support of the PCNMA to make modifications to the lot. Let it be known that this lot will not encroach any common area at Fairway Vistas. Mr. Maddock seconded the motion. Motion approved unanimously with Mr. Littler abstaining. Mr. Rinehart will draft the letter and send to Ms. Maguire to mail out and CC the PCNMA Board of Directors.

VI. ADJOURNMENT

The meeting adjourned at 10:20 a.m.

The next meeting date will be in October and posted on the website once a room is booked and the Board of Directors confirm they will be able to attend.

Respectfully submitted,

Kim Maguire, Community Manager