

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Friday, May 19, 2006

I. CALL TO ORDER

A meeting of the Board of Directors of the Plum Creek North Master Homeowners Association, Inc. was held on the morning of May 19, 2006 at the Plum Creek Golf and Country Club, 331 Players Club Drive, Castle Rock, CO 80104. The meeting was called to order at 8:49 a.m. by Board President Dave Littler, Board Members present: Peter Rinehart, Curt Maddock, Jim Ellington and Frank Gappa. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. NEW BUSINESS

The primary purpose of this meeting was to discuss the legal fees and refund of surplus of funds to the Peninsula Homeowners Association and to discuss some outstanding and current issues regarding ARC and unapproved landscaping improvements by some Players Crossing homeowners and to discuss the next step regarding the landscaping that is still not completed at 2057 Kahala Circle.

It was decided that Ms. Maguire would send a letter to the homeowners at 2057 Kahala informing them that their landscape plans must be submitted no later than June 2, 2006 and that if the plans are not received that a hearing would be scheduled for June 12, 2006 at 9 a.m. at the Clubhouse. The letter will also indicate that the landscaping must be installed by June 30, 2006 and if the homeowner fails to comply another hearing would be scheduled with a possible fine assessed the owner based on the outcome of the hearing.

Mr. Littler also addressed unapproved landscape improvements by a couple homeowners residing at Players Crossing. The Board decided to have Ms. Maguire write a letter to the Players Crossing Board of Directors and the Management Company informing them of the unapproved modifications and that Association should request to receive the proper paperwork from the owners and submit to the PCNMA ARC their written recommendations by June 2, 2006.

Discussion was held regarding the legal bill from the Association Attorney regarding non payment of HOA dues from The Peninsula HOA.

Mr. Ellington motioned that Ms. Maguire call legal counsel and try to negotiate the legal fees invoiced and that based on the outcome of the negotiated legal fees that we assess The Peninsula that amount. Motion failed for lack of a second.

Mr. Ellington then motioned that Ms. Maguire and or Board President Mr. Littler negotiate with legal counsel to reduce the legal fee invoice. Based on the outcome of the negotiations Ms. Maguire will conduct an email vote on the approved dollar amount to assess The Peninsula HOA. Motion failed for lack of a second.

Mr. Rinehart motioned to have Ms. Maguire or Mr. Littler or both speak with legal counsel regarding the legal fee invoice and then forward to Board for either telephone or electronic vote.

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III. ADJOURNMENT

Mr. Ellington made a motion to adjourn the meeting at 9:52 a.m. Mr. Maddock seconded the motion. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, Community Manager