

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Thursday, August 14, 2008

I. CALL TO ORDER

The August 2008 meeting of the Board of Directors of the Plum Creek North Master Homeowners Association, Inc. was held at 6:00 p.m. at the Philip S. Miller Library, 100 S. Wilcox Street, Castle Rock, CO 80104 in the Great West Room. The meeting was called to order at 6:05 p.m. by David Littler. Board Members present: Dave Littler, Frank Volpe, Kerry Schalders and Frank Gappa. Absent, Jim Ellington. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. APPROVAL OF MINUTES

The minutes from the May 8, 2008 were approved via electronic mail on May 14, 2008. Mr. Gappa made a motion to ratify the approval of the minutes, seconded by Ms. Schalders. Motion passed unanimously.

III. REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

The Board reviewed the financial statements as of July 31, 2008. Mr. Gappa motioned to approve the financial statements, seconded by Ms. Schalders. Motion passed unanimously. It was noted that the meeting in October will be the budget preparation meeting. Ms. Maguire will email the Reserve Study to the Board for review prior to the meeting and also email the last four years of expense and income history.

IV. OLD BUSINESS

There was no Old Business to discuss.

V. NEW BUSINESS

Discussion and concern was held regarding the ACC submittals from Fairway Vistas HOA. It was noted that the Board of Directors for the Fairway Vistas HOA no longer wanted to participate with reviews or approvals of the ACC submittals from homeowners at the Fairway Vistas HOA, ("FVHOA"). It was communicated to the FVHOA that homeowners should be notified to submit their ACC forms directly to PCNMA ACC. The concern is the FVHOA homeowners are completing exterior modifications without prior review and approval by the PCNMA ACC. Ms. Maguire will send a reminder to Hammersmith Management, the management company for the FVHOA. There has been a significant drop in submittals compared to previous years. Last years history shows approximately fifteen submittals, this year submittals YTD are only two.

Discussion was had regarding parking on Emerald Drive and Plum Creek Parkway, there is no parking allowed anywhere on these streets and authorities should be called to report these types of violations.

Mr. Littler updated the Board on the new installation of the Acclima Controller at the Emerald entrance. The system is working fine. The PCNMA did install additional electrical to operate the system. Mr. Littler was thanked for all his time and work on the system.

Mr. Littler presented the PCNMA Newsletter. The newsletter will go out to all the Sub-Association management companies for them to route to their homeowners. The PCNMA will also post on their website.

The Highlands correspondence was reviewed and discussed. It was noted that BCX Development is the owner of the remaining undeveloped lots. Beazer is pulling out of the market.

Review of the Regulating Alternative Energy Device Policy proposal was reviewed. The PCNMA will hire WLP&P to prepare an enforceable policy for the Association for a fixed fee of \$180.00. Mr. Gappa motioned to approve the expenditure, seconded by Mr. Volpe. Motion passed unanimously.

VI. ADJOURNMENT

Mr. Gappa made a motion to adjourn the meeting at 7:20 p.m., Ms. Schalders seconded the motion. Motion passed unanimously. The next meeting will be held on October 8, 2008 at 6:00 p.m. at the Philip Miller Library. The Annual and Budget Ratification Meeting will be held on November 10, 2008.

Respectfully submitted,

Kim Maguire, Community Manager