

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Monday, February 4, 2008

I. CALL TO ORDER

The February 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 Wells Fargo Room. The meeting was called to order at 6:08 p.m. by David Littler. Board Members present: Dave Littler, Jim Ellington, Frank Volpe and Kerry Schalders. Frank Gappa was absent. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. ELECTION OF OFFICER POSITIONS

Mr. Littler discussed the roles of each Officer before the election process began. Mr. Ellington motioned to elect David Littler as the President, seconded by Mr. Volpe. Motion passed unanimously. Mr. Littler motioned to elect Kerry Schalders as the Vice President, seconded by Mr. Ellington. Motion passed unanimously. Mr. Ellington motioned to elect Frank Gappa as the Secretary/Treasurer, seconded by Mr. Littler. Motion passed unanimously. Frank Volpe and Jim Ellington will serve as Members at Large. Per the November 2007 Annual Meeting election of the Board of Directors, the below is the listing of the terms of each Board Member:

Mr. Littler Term 11/08
Mr. Gappa Term 11/08
Mr. Ellington Term 11/09
Ms. Schalders Term 11/09
Mr. Volpe Term 11/09

III. REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

The Board reviewed the financial statements as of December 31, 2007. Mr. Ellington motioned to approve the financial statements, seconded by Ms. Schalders. Motion passed unanimously.

IV. OLD BUSINESS

There was no Old Business to discuss.

V. NEW BUSINESS

Mr. Littler and Mr. Ellington gave a brief overview of the duties and responsibilities of the Plum Creek North Master HOA. The following topics were discussed in the overview:

Snow removal location and procedures; Irrigation areas and common areas of the Plum Creek North Master; the role of the ARC interfacing with the Board of Directors; a map was handed out to clarify Sub Associations locations included in the PCNMA area; website; Mission Statement; to improve the PCNMA communication to the Sub-Associations, a discussion of a quarterly newsletter was presented by Mr. Littler and will be developed by Mr. Littler with the assistance of each Board Member. Ms. Maguire will send a copy to each Sub-Association Property Manager for distribution to their Board Members and the newsletter will also be posted on the PCNMA website; various sub-association issues were discussed.

VI. ADJOURNMENT

Ms. Schalders made a motion to adjourn the meeting at 7:26 p.m. Mr. Littler seconded the motion. Motion passed unanimously. The next meeting will be held on May 8, 2008 at 6:00 p.m. at the Philip Miller Library.

Respectfully submitted,

Kim Maguire, Community Manager