

# **PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**Wednesday, October 8, 2008**

### **I. CALL TO ORDER**

The October 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 Safeway Store, 880 S. Perry Street, Castle Rock, CO 80104. The meeting was called to order at 6:05 p.m. by David Littler. Board Members present: Dave Littler, Frank Volpe, Kerry Schalders, Frank Gappa and Jim Ellington. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

### **II. APPROVAL OF MINUTES**

The minutes from the August 14, 2008 were approved via electronic mail in August 2008. Mr. Gappa made a motion to ratify the approval of the minutes, seconded by Mr. Littler. Motion passed unanimously.

### **III. REVIEW AND APPROVAL OF FINANCIAL STATEMENTS**

The Board reviewed the financial statements as of September 30, 2008. 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**

The Board reviewed the proposed Budget for 2009. The Board was all agreed with the proposal to lower monthly dues from \$4.00 to \$3.00 per month, per home in the Plum Creek North Master HOA. Mr. Ellington motioned to accept the 2009 Budget and present the budget to the homeowners for ratification at the November 10, 2008 Annual and Budget Ratification meeting, seconded by Ms. Schalders. Motion passed unanimously.

The snow removal agreement was discussed. Mr. Littler motioned to approve the revised snow removal agreement, seconded by Ms. Schalders. Motion passed unanimously.

The Energy Policy was presented to the Board. Ms. Maguire asked that the Board review the new policy and email Ms. Maguire with their changes if any and approval. Ms. Maguire noted that the policy had been emailed to the PCNMA ACC for their review and approval. The ACC approved the policy as submitted.

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It was noted that Board Members, Mr. Littler and Mr. Gappa's Board terms are up. Both Mr. Littler and Mr. Gappa gave permission to have their names placed on the ballot for re-election.

## **VI. ADJOURNMENT**

Mr. Ellington made a motion to adjourn the meeting at 6:55 p.m., Mr. Volpe seconded the motion. Motion passed unanimously. The next meeting will be held on November 10, 2008 at 6:30 p.m. at the Philip Miller Library, meeting room East this will be the Annual and Budget Ratification Meeting.

Respectfully submitted,

Kim Maguire, Community Manager