

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

April 1, 2009

I. CALL TO ORDER

The April 2009 meeting of the Board of Directors for the Plum Creek North Master Homeowners Association, Inc. was held at 5:30 p.m. at the Philip Miller Library, in the GSWC Conference Room, Castle Rock, CO 80104. The meeting was called to order at 5:35 p.m. by President, David Littler. Board Members present: Dave Littler, Kerry Schalders, Frank Gappa and Jim Ellington. Absent Frank Volpe. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. APPROVAL OF MINUTES

The minutes from the January 7, 2009 were approved via electronic mail on January 15, 2009. Mr. Ellington made a motion to ratify the approval of the minutes, seconded by Mr. Gappa. Motion passed unanimously.

III. REVIEW AND APPROVAL OF FINANCIAL STATEMENTS

The Board reviewed the financial statements as of March 31, 2009. Ms. Maguire noted that the March banks statements had not arrived yet; therefore the financial statements were not reconciled.

It was also noted that the excess operating funds were transferred to the Reserve account as approved in January.

IV. OLD BUSINESS

There was no Old Business to discuss.

V. NEW BUSINESS

The Board reviewed the request to waive \$100.00 in assessed late fees to The Peninsula HOA. The Board agreed to waive the late fees, only if The Peninsula HOA pays the remaining outstanding balance by April 15, 2009 and stays current on paying their assessments for a period of six months, ending October 2009. If The Peninsula HOA is late in paying their monthly HOA dues during that time the late fees will remain and the Peninsula will be expected to pay the \$100.00 in assessed late fees.

Discussion was held regarding the next Annual and Budget Ratification Meeting and quorum requirements and voting ballots. Board Members will be encouraged to get proxies for the Annual Meeting in November to make a quorum.

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Dave Littler will look into an unmowed section of land, located on or by the proposed Compass Pointe Condos which is owned by Century Communities to see if it needs mowing, and future scheduled maintenance.

Ms. Maguire will contact The Highlands owners to see if they are paying HOA dues, monthly.

Dave Littler attended the Town Council HOA Meeting and water will continue to be a big focus for HOA's.

VI. ADJOURNMENT

Mr. Ellington made a motion to adjourn the meeting at 6:15 p.m., Mr. Gappa seconded the motion. Motion passed unanimously. The next meeting will be held on July 9, 2009 at 5:30 p.m. at the Philip Miller Library, meeting room GSWC.

Respectfully submitted,

Kim Maguire, Community Manager