

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**October 1, 2009**

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

The October 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 5:31 p.m. by President, David Littler. Board Members present; Kerry Schalders, Dave Littler, 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 July 9, 2009 were approved via electronic mail in July 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 August 30, 2009. Ms. Maguire noted the delinquent account issues and updated the Board. Mr. Gappa motioned to approve the financial statements as presented, seconded by Ms. Schalders. Motion passed unanimously.

### **IV. OLD BUSINESS**

There was no Old Business.

### **V. NEW BUSINESS**

Ms. Maguire presented the 2010 Budget to the Board. It was agreed that the dues would be presented to the owners for ratification and remain at \$3.00 per month, per unit. As in the past, the Sub-Associations will collect the \$3.00 and forward one check to the Master each month. Mr. Ellington motioned to approve the budget, seconded by Ms. Schalders. Motion passed unanimously.

Discussion was had regarding the 2009 Annual and Budget Ratification Meeting to be held on November 9, 2009. Notices will be mailed on October 9, 2009. A drawing will be held for a \$75.00 cash prize for anyone who shows up to the meeting or returns their signed proxy. There are three Board Members whose terms are up. Mr. Ellington has decided not to run for another term. Ms. Schalders has decided to run for another two year term. Ms. Maguire will check with Mr. Volpe to see if he is interested in running for another term.

Page 2  
Plum Creek North Master HOA  
October 1, 2009

Ms. Maguire handed out the House Bill 1248 regarding emails for the Board to review and follow.

## **VI. ADJOURNMENT**

Mr. Gappa made a motion to adjourn the meeting at 6:35 p.m., Ms. Schalders seconded the motion. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, Community Manager