

PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 6, 2010

I. CALL TO ORDER

The May 2010 meeting of the Board of Directors for the Plum Creek North Master Homeowners Association, Inc. was held at 5:00 p.m. at the Philip Miller Library, in the GSWC Conference Room, Castle Rock, CO 80104. The meeting was called to order at 5:05 p.m. by David Littler. Board Members present; Kerry Schalders, Dave Littler, Frank Gappa. Absent; Bill Esslinger. Representing management: Kim Maguire with Premier Property Management, LLC. No Homeowners were in attendance.

II. APPROVAL OF MINUTES

The minutes from the January 6, 2010 were approved via electronic mail in January 2010. Ms. Schalders 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 April 30, 2010. 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

The Board is still looking for a Director replacement to replace a director that was nominated at the Annual Meeting, November 2010, but has never come to a meeting. The Board and Management will continue to look for a replacement. Homeowners are also encouraged to contact Management if interested.

V. NEW BUSINESS

Ms. Maguire updated the Board on The Highlands at Plum Creek purchase by Richmond Homes. Richmond Homes purchased all of the 128 vacant lots.

The Board ratified the motion to approve the following directors in the following Officer positions:

Dave Littler- President

Kerry Schalders – Vice President

Frank Gappa – Treasurer

Bill Esslinger – Secretary

The Board reviewed a request from the Plum Creek North Master ACC to amend the Design Guidelines. Changing Article VII., Section C from “these minimum square

footage requirements may be superseded by a Sub Association.” to add at the end of this sentence “only if the square footage requirements are increased.” Mr. Gappa motioned to approve the amendment, seconded by Ms. Schalders. Motion passed unanimously. Ms. Maguire will prepare the necessary paperwork to be signed by the President and Secretary and recorded with the DC Clerk and Recorder.

Next meeting dates are as follows:

July 13, 2010

October 7, 2010

November 8, 2010

ANNUAL AND BUDGET RAT MEETING
BANK ROOM EAST

VI. ADJOURNMENT

Mr. Schalders made a motion to adjourn the meeting at 5:55 p.m., Mr. Gappa seconded the motion. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, Community Manager