

**MASTERS CLUB HOMEOWNERS  
BOARD MEETING MINUTES  
NOVEMBER 16, 2005**

**I. Call to Order and Confirmation of Quorum:**

President, Dan Stevens, called the meeting to order at 7:10 p.m. Board Members present were: Jason Blair, Con Gerdes, Jason Johnson, Lem McManness and Jo Beth McFadden. Jack Wyard was absent. Don Jones, Architectural Control Chairman and Brian Foote, Landscape Chairmen were also present.

**II. Approval of Minutes:**

Lem McManness moved and Jason Blair seconded a motion to accept the September 20, 2005 Minutes as presented. **MOTION CARRIED.**

**III. New Business:**

- (a) Dan Stevens presented a letter from John O'Conner, Plum Creek Masters Association, in reply to our request for the Plum Creek association to address a letter to Masters Club owners regarding leasing of property. The request was made pursuant to Rule 3.0 of the PC Masters Association Rules and Regulations. Their attorney advised that if they sent letters to Masters Club they would be obliged to send to ALL of the approximately 500 homeowners in the Plum Creek Area or be accused of selective enforcement. The Plum Creek Masters Board, therefore, voted to delete 3.0 from their Rules and Regulations. Dan is going to challenge their action. He will advise them that this information could be included along with their Invitation for Annual Meeting letter, which is sent to ALL homeowners which would alleviate any stigma of selective enforcement.

**IV. Items for the Annual Meeting to be held Tuesday, December 20, 2005 at Plum Creek County Club:**

- (a) The Board discussed and commented on each line item to be considered in the 2006 budget. With this input Jason Blair, Treasurer, will prepare a refined final budget to be presented to the homeowners at the Annual Meeting.  
Lem McManness moved and Jo Beth McFadden seconded a motion to accept the line-itemed budget for presentation at the Annual Meeting. **MOTION CARRIED.**
- (b) Proxy Statement is being prepared to include:
- (i) Review and approval of 2006 budget.
  - (ii) Election of two 3-year term Board Members.
  - (iii) Affirmation of support for conveying MCHOA streets to the Town of Castle Rock.
  - (iv) Proposed amendment to the Covenants (remove first mortgage holder notification).
- (c) Invitation Letter to Homeowner's was presented for review.
- (d) Discussion of proposed MCHOA Rules and Regulations to be initiated in 2006. The rules will be disseminated after the first of the year to comply with SB100 requirements and will include penalties and fines for failure of homeowner's to comply with such rules and regulations.
- (e) Jo Beth will prepare a "sign-in" list for homeowners and a "sign-up" list for Committee volunteers.
- (f) Jerry Orten, Attorney, will prepare a Petition to the Town of Castle Rock to assume ownership and maintenance of the streets which homeowners will be asked to sign.

**V. Old Business:**

- (a) Streets:

Dan Stevens, Don Jones and Jerry Orten (MCHOA Attorney) are meeting with Deanne Durfee, Town Attorney, on Thursday, November 17, 2005, to try and finalize arrangements for the Town to take over MCHOA streets. An updated report of all negotiations will be given at the Annual Meeting.

**VI. Committee Reports:**

**Brian Foote, Landscape Committee:**

- (a) Homeowner volunteers will put up Christmas decorations at the entrance. The estimate from Swingle to decorate the entrance and two trees was over \$1500.
- (b) Bids were requested from three landscape companies for the 2006 season. First Green came in way under the other two at \$18,725.00. The Board agreed to accept Brian's recommendation to continue with First Green.

**Social Committee:**

The Social Committee sent a notice to Homeowners of a Christmas Party to be held December 11 at 5:00. They are asking for someone to volunteer their home for the party. This year the party will be only at one home and those attending will bring an appetizer to share. Beer, wine and soft drinks will be provided by MCHOA. Anyone who would like to volunteer their home should call Patty Gerdes, 303-660-2092 or Bobbi Jones, 303-660-9650. Committee Members will be available to help.

**VII. Next Meeting:**

The next meeting will be the Annual Meeting to be held December 20, 2005 at 7:00 p.m. at Plum Creek Country Club.

**VIII. Adjournment:**

There being no further business the meeting was adjourned at 8:30 p.m.

**Jo Beth McFadden  
MCHOA Secretary**