

**MASTERS CLUB HOMEOWNERS  
BOARD MEETING  
OCTOBER 25, 2006  
(CONDITIONAL MINUTES, SUBJECT TO APPROVAL AT NEXT BOARD MEETING)**

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

President, Dan Stevens, called the meeting to order at 7:05 p.m. Board members present: Con Gerdes, Jason Johnson and Jo Beth McFadden. Jack Wyard and Carolyn Chandler were absent. Others present: Don Jones, Chairman Architectural Control Committee; Brian Foote, Chairman Landscape Committee; Christine Foote, ACC Member; Jim McKay, Homeowner.

**II. Approval of Minutes**

Jason Johnson moved and Con Gerdes seconded a motion to accept the July 13, 2006 Minutes as presented. **MOTION CARRIED.**

**III. Financials**

Current Assets	\$28,961.40
Accounts Receivable	<u>1,120.00</u>
Total Current Assets	\$30,081.40

- a) The Association is obligated to pay the Town of Castle Rock the next street installment of \$25,000 in April 2007.
- b) Continued fence maintenance and replacement will require another large outlay of funds. Jason Johnson is suggesting we budget \$8,000 for 2007.
- c) The Board agreed to cancel the legal retainer with Hindman Sanchez and use their services only on an "as needed" basis. Our Management Agent can handle filing of liens, etc.
- d) Jason Johnson will get bids for snow removal on Masters Point, the south half of Masters Club Circle, common area sidewalks and around the mailboxes. The City is now responsible for snow removal on the new asphalt streets.

Jo Beth McFadden moved and Jason Johnson seconded a motion to accept the financials as presented. **MOTION CARRIED.**

**IV. New Business**

- (a) The MCHOA Annual Homeowner's meeting will be held Thursday, 14, 2006 depending on the availability of a meeting room at the Plum Creek Country Club.
- (b) Don Jones presented a Resolution from the ACC providing requirements for homeowner requests for fence removal. Jason Johnson moved and Con Gerdes seconded a motion to accept the Resolution (copy attached) as presented by the ACC. **MOTION CARRIED.**  
The contents of the Resolution will be included in MCHOA Rules and Regulations as Rule 2.6 and will be presented on our Website: [www.mastersclubhoa.com](http://www.mastersclubhoa.com)
- (c) Letters have been sent to homeowners who rent their properties reiterating the Association's recently adopted Enforcement Resolution and the Rules and Regulations requiring furnishing copies of their leases Masters Club and Plum Creek Masters Associations. Three lessors have not complied and will be assessed appropriate penalties for noncompliance if the stated remedies are not properly addressed by the deadline.
- (d) Don Jones reported that the ACC toured the entire complex in August to inspect homeowners for compliance with maintenance requirements. Those homeowners with violations were notified. All but two have complied. The ACC is recommending they be fined in accordance with stated regulations. The Board will send a letter to these homeowners advising until they bring their property into compliance they will be fined effective November in the specified amounts: \$50 1<sup>st</sup> month, \$100 2<sup>nd</sup> month and \$200 each month thereafter.
- (e) Brian Foote, Landscape Chairman, reported:
  - (i) Sprinkler system has been blown out.
  - (ii) Grass was mowed for the last time this season.
  - (iii) Next week the weeds will be cut in the common area.
  - (iv) Will get three bids for landscape maintenance next year.

(v) Spring cleanup day will be held again and homeowners will be asked to help. There will be a coffee held prior to clean-up.

(vi) Christmas lighting decoration on the entrance will be done in the next few weeks by homeowner volunteers. Anyone wishing to help please contact Brian at: 303-660-6238

(f) Christine Foote and Jo Beth McFadden will resurrect the Social Committee. Those wishing to serve please call: Christine 303-660-6238 Jo Beth 303-688-4885

Planning for the Christmas party is in progress. Ideas are encouraged.

**V. Next Meeting**

The next Board meeting will be held Thursday Nov 9 at 7:00 at the McFadden's – 2805 Masters Lane.

**VI. Adjournment**

There being no further business the meeting was adjourned at 9:00 p.m.

**Jo Beth McFadden  
Secretary**

## RESOLUTION: FENCE REMOVAL POLICY

A Resolution concerning fence removal procedures was adopted by the Board of Directors of the Masters Club Homeowners Association (the Association) at the October 25, 2006 meeting of the Board.

The fences serve the following objectives:

Through the unified color and design of the fences, our development is defined to outside observers and those who enter or pass by. Since the homes are not a common color or single design the fences help to unify the homes and tie them together as a single unit.

Fences provide privacy for each of the small rear yards from:

1. Neighboring yards
2. Users of the golf course
3. Streets
4. Adjacent developments

The fenced rear yards provide an enclosed outdoor pet area.

The existence of fences is not without some concerns and cost as they restrict each lot's access to Association common areas and they are costly to maintain. The current policy of the Association for maintenance of the fences is that the Association through the regular assessments maintains both sides of the fences adjacent to the common areas as well as the wing fences facing the streets between the homes. Individual homeowners are responsible for maintenance of the common wall fences between the individual lots. All fences are to be of common design and color.

The Board of Directors considered the importance of the aesthetics of the fences as well as the advantages of removing the fences and developed the following conditions where removal of the fence adjacent to Association common areas would be considered. Due to the need for some level of privacy the Board of Directors will not authorize the removal of common wall fences between individual lots.

1. The yard area exposed by the removal of the fence is not significantly visible from the golf course, Mount Royal Drive, or any of the interior roadways within the community of Masters Club.
2. Removal and disposal of the fence is to be at the expense of the Homeowner making the request.
3. The assessments for the lot from which the fence was removed shall continue at the same rate as for all other homeowners.
  - a. Owner agrees to pay any future Special Assessments for repair and/or replacement of the Association's fences.
4. Reinstallation of the fence at any time will be at the expense of the then current homeowner of the lot from which the fence was removed.

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4. Reinstallation of the fence at any time will be at the expense of the then current homeowner of the lot from which the fence was removed.
  - a. Any reinstalled fence must be of the same design and color as the other fences in Masters Club.
  - b. The reinstalled fence must be of the same height as the contiguous fences on the adjacent lots.
5. The Masters Clubs Covenants expressly prohibit separately enclosed pet or dog runs and this prohibition would continue with the removal of the fence.
6. The Association would continue to provide the same limited maintenance to common areas adjacent to the lot from which the fence was removed as with all other similar common areas.
7. The homeowner making the request agrees to maintain the newly exposed yard to strict compliance with the Association's yard maintenance standards.
8. The homeowner making the request agrees to make the above stipulations known to any future purchaser of the property.

Any homeowner considering the removal of any fences may make application to the Association's Architectural Control Committee.

Adopted October 25, 2006 by the Masters Club Homeowners Association's Board of Directors.

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Dan Stevens - President