

MINUTES

MASTERS CLUB HOMEOWNERS ASSOCIATION ANNUAL MEETING December 12, 2007 Castle Rock Public Library

I. Call to Order

Steve Vickstrom, MCHOA President, called the meeting to order at 7:05 p.m.

II. Certification of a Quorum

Jo Beth McFadden, MCHOA Secretary, certified that there were 24 homeowners either present or represented by Proxy (33%) which would constitute a quorum.

III. Introduction of Current Board

Steve Vickstrom introduced the Board members:

Steve Vickstrom, President
Con Gerdes
Aaron Greene
Jo Beth McFadden, Vice-President and Secretary
Jim McKay, Treasurer
Pat Proctor

IV. Approval of 2006 Annual Meeting Minutes

Dan Stevens moved and Beth Vickstrom seconded a Motion to waive reading of the December 14, 2006 Annual Meeting Minutes and approve as submitted. **MOTION CARRIED.**

V. Discussion Items:

A. Status of Streets

MCHOA streets have been successfully conveyed to the Town of Castle Rock for a payment of \$156,000 owed to the Town for the take-over. The last payment of \$25,000 to be paid by MCHOA to the town is due April 1, 2008. The Town is responsible for maintaining the streets and snow plowing the streets. In 2006 the Town completed the overlay on the northern end of the complex and had planned to remove concrete and replace with asphalt all the remaining streets. However, the high cost of snow removal at the end of 2006 created budget constraints and they were only able to make repairs, which had been their initial plan when the streets were taken over. Steve will keep in touch with Public Works to see what can be budgeted for 2008. He has contacted our area Town Councilman, Doug Lehnan, to be an advocate on our behalf. But, the good news for MCHOA is that the financial burden for street maintenance is no longer on the Association.

B. Fence Guidelines

Steve presented Fence Guidelines, which are to be made part of the Rules and Regulations to the Homeowners in attendance. Those not in attendance can check on the Website: www.mastersclubhoa.com or contact a member of the Board or Architectural Control Committee for a copy.

If a homeowner wants to stain the interior fence between homes (which is the homeowner's responsibility) they should contact Don Jones, Architectural Control Committee Chairman, to get permission and to obtain the correct brand and color.

The Board had a fence consultant do a free study of the fences to determine how to best proceed in the future. The consultant recommended that we continue to do proper maintenance and keep the wood fences. It would be cost prohibitive to replace with vinyl and with the various slopes in the area, vinyl would not be a good choice. It is this Board's decision to continue annual repairs and systematic staining as has been the procedure in the past.

C. MCHOA Rules and Regulations

Again, a complete copy of the Rules and Regulations are on the website. Each homeowner should read and refer to these often.

All legal documents are on the website including Bylaws, Policies and Procedures and Rules and Regulations.

Steve highlighted some of the Rules and Regulations covering the most dominant problem areas the Board encounters:

Guest Parking - New Parking Rules and Regulations were instituted in 2006 and each homeowner was furnished a copy. If necessary, please refer on the website or contact the Board for a copy.

Pets – Homeowners should pick up after their pets. Also the Rules and Regulations prohibit tossing animal waste from a homeowner's yard into the common area. This applies to any debris.

Rentals – Renters need to be provided with a copy of the Rules and Regulations. Their landlords need to advise them that they should adhere to the Rules and Regulations.

Homeowners are required by the Rules and Regulations to furnish MCHOA a copy of their lease with the renter. Cindy Hughes, Management Agent, will determine which homeowners have complied and which have not.

Parking on the Street - THIS IS PROHIBITED BY THE TOWN OF CASTLE ROCK AND IS A VIOLATION OF THE FIRE CODE. AUTOMOBILES CAN BE TICKETED AND TOWED AWAY.

VI. Budget

Jim McKay gave a review of the 2007 budget vs. actual.

Jim McKay presented the 2008 budget, which is only \$700 higher than '07. The increase is accounted for by slightly higher Lawn Doctor charges and one extra mowing of native grass.

Jim asked for discussion of the budget.

(a) Brian Foote, Landscape Chairman, advised that True Green has presented a proposal for increasing xeriscaped areas so we can reduce water costs.

(b) Homeowners in attendance requested that Joe Colletti be requested to remove the snow around the mailboxes and use more deicer.

John Walters moved and Sandy Schemmerling seconded a Motion to adopt the 2008 Proposed Budget. **MOTION CARRIED.**

V. Election of Board Members

Steve announced that Jim McKay and Con Gerdes were running for re-election. In addition, Bob Earhart, Chris Gronquist, and Joe Howard were standing for election.

Jerry McFadden moved that Masters Club elect the nominees by acclamation. **MOTION CARRIED.**

The January meeting of the new board will be held at Aaron Greene's, 2822 Masters Lane on January 29, 2008.

VI. Committee Reports from Chairpersons

(a) Don Jones, Architectural Control Committee Chairman stated the committee is responsible for :

(i) Last Spring the Committee did a complete walk-through of the area to pinpoint problem areas. Homeowners were advised to comply.

(ii) Approving new decks.

(iii) Approving color changes

(iv) Levying fines on homeowners who are not in compliance with landscape requirements in Rules and Regulations.

(b) Brian Foote, Landscape Committee Chairman, reported:

(i) There is 115,000 square feet of grass to cut, includes turf and grass. There are three different types of grasses: turf grass, irrigated native grass (buffalo grass) and non-irrigated native grass.

(ii) Lawn Doctor went up \$188 this year. They spray weeds and trees.

(iii) Town gets water from aquifer. They are very tight with water. True Green has to ask them each year to approve our water usage program.

(iv) Four areas have been identified for turf removal and gravel replacement. This is very expensive and will be considered by the Board later.

(v) The Landscape Committee organizes and supervises the Spring Cleaning, which includes spraying weeds, picking up litter and planting spring flowers. There is barbeque afterwards. The committee also puts up and takes down the Christmas lights.

(c) Deborah Richards, Social Committee Chairwoman, announced that the Social Committee sponsors two events: the barbeque after Spring Clean-up and the Christmas Open House.

Committee Sign-Up Sheets were passed for homeowners to volunteer for a committee.
HOMEOWNERS WHO WERE NOT AT THE MEETING CAN VOLUNTEER BY CALLING A CHAIRPERSON.

VII. Open Discussion

(a) Cindy Hughes, Management Agent, would like for homeowners to be aware of her current address:

Masters Club HOA
C/O The Bottom Line Inc
P O Box 441
Sedalia CO 80135

Homeowners can contact her for monthly dues payment envelopes. **Homeowners who prepay for 12 months will receive a 5% discount.**

Monthly payments : \$85 / month

Prepays: Lump sum payment prior to Jan 20, 2008 is \$969.00

VIII. Issues of Interest

(a) Sandy Schemmerling's name was drawn to win the Door Prize: \$50 gift certificate to Sienna Restaurant in Castle Rock.

IX. Adjournment

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

**Jo Beth McFadden
Secretary**