

**MASTERS CLUB HOMEOWNERS  
BOARD MEETING  
JANUARY 16, 2007  
(CONDITIONAL MINUTES, SUBJECT TO APPROVAL AT NEXT BOARD  
MEETING)**

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

Outgoing President, Dan Stevens, called the meeting to order at 7:00 p.m. Board members present were: Carolyn Chandler, Mike Fertal, Aaron Greene, Jo Beth McFadden, Jim McKay, Pat Proctor and Steve Vickstrom. Con Gerdes and Jack Wyard were absent. Also present: Outgoing Board Member Jason Johnson.

**II. Setup of the 2007 Board:**

- (a) Upon motions duly made, seconded and unanimously carried the following were elected:  
President - Steve Vickstrom  
Vice President / Secretary – Jo Beth McFadden  
Treasurer – Jim McKay

Steve Vickstrom assumed control of the meeting as President.

- (b) A drawing was held to determine tenure of new members with the following results:  
'07 – Jim McKay  
'08 – Mike Fertal and Aaron Greene  
'09 - Steve Vickstrom and Pat Proctor

Tenure of hold-over members:

- '07 – Con Gerdes and Jo Beth McFadden  
'08 – Carolyn Chandler  
(c) Jo Beth McFadden moved and Pat Proctor seconded a motion to accept Jack Wyard's verbal resignation as a member of the Board. **MOTION CARRIED.**

**III. Approval of Minutes**

Carolyn Chandler moved and Jim McKay seconded a motion to accept the November 9, 2006 Minutes as presented. **MOTION CARRIED.**

**IV. Financials**

Jo Beth McFadden moved and Aaron Greene seconded a motion to approve the financials as presented. **MOTION CARRIED.**

**V. New Business**

- (a) Upon motion duly made and seconded the following were appointed to the Architectural Control Committee:

Don Jones, Chairman	Christine Foote
Helene Erhart	Mike Fertal
Jerry McFadden	Teddy McKay
Wendy Richards	Sandy Schemmerling

- (b) It was decided that the Social Committee should put together a Welcome kit to present to new homeowners/renters when they move into Masters Club. Carolyn Chandler will put together the informational material to include community information as well as valuable homeowner information.

Pat Proctor will call a meeting of the Social Committee to discuss this concept as well as to plan activities for 2007. Members of the Social Committee are:

Carolyn Chandler	Christine Foote
Aaron Greene	Patty Gerdes
Ginny Potter	Deborah Richards
Pat Proctor	Kathy Walters

**ANY OTHER PERSONS WISHING TO SERVE ON THIS COMMITTEE, PLEASE CONTACT ONE OF THE COMMITTEE MEMBERS. THE COMMITTEE WELCOMES YOUR PARTICIPATION.**

(c) Results of the Meeting with Public Works Officials:

On January 11, 2007 Dan Stevens, Jason Johnson, Jim McKay, Pat Proctor and Jo Beth McFadden met with representatives of the Town of Castle Rock and the Public Works Department regarding the paving of Masters Club streets. The senior representatives for the Town were Carl Armijo, Construction Manager; Jay Jensma, Senior Public Works Inspector; Chad Reiling, Castle Rock Community Relations; and Chad Hamilton, Fire Inspector/Investigator. Carl Armijo announced the Town's plan to remove the concrete tiles on Masters Circle and Masters Point Drive and replace them with asphalt. The cracked and damaged concrete tiles in the two circles off the main part of Masters Point Drive will be removed and will be replaced with concrete. The project will be accomplished in three phases beginning in late May with an anticipated time frame for completion of 45 days, weather permitting.

**PHASE I**

The southern entrance of Masters Club Circle from Mt Royal up to and including the circle on which there are four homes (2902 to 2914 Masters Club Circle).

**PHASE II**

Masters point Drive down to and past where it enters into the first circle. This will impact addresses 3000 to 3040 Masters point Drive and also 3060 Masters Point Drive.

**PHASE III**

The remainder of Masters Point Drive, impacting addresses 3041 and 3080 to 3240 Masters Point Drive.

Board members will hand deliver an informational letter in April with subsequent follow up letters as needed to make this process go as smoothly as possible with minimal inconvenience. The Board is trying to anticipate special needs of homeowners including parking, trash pickup, mail and freight deliveries, and any special medical needs. All will be addressed in the informational letters. The construction contractor will also post valuable information as the project unfolds. Getting the streets paved will be a tremendous asset to our community and we assured the Town representatives that our homeowners would cooperate in every way possible to attain a speedy conclusion to this project.

(d) Discussion ensued on how to handle homeowner complaints against other homeowners. Our newly developed Enforcement Procedure will be followed which has been furnished all homeowners, and is also available on our website [www.mastersclubhoa.com](http://www.mastersclubhoa.com). A Complaint Form is available on this website which can be printed, filled out and delivered to the Board for action. PLEASE ADHERE TO THIS NEW PROCEDURE.

(e) Brian Foote will handle negotiations for new snow removal and landscaping contracts. The snow removal will be only for common area sidewalks and at the mail boxes. Since the take-over of streets, the Town of Castle Rock is responsible for snow removal on streets.

(f) \$8,000 has been budgeted for fence maintenance in 2007. Need to get new contract from JSC Property Maintenance.

(g) Steve Vickstrom, Jim McKay and Jo Beth McFadden will become signatories for association checks.

(h) Dan Stevens will compare Masters Club covenants against Plum Creek Masters Association covenants for duplication of restrictions. Then a Covenant Committee will be formed to prepare new covenants for Masters Club with final approval of our attorneys.

**VI. Old Business**

(a) Jo Beth McFadden will contact Hindman and Sanchez to add Steve Vickstrom and Jim McKay to their Monthly Essentials email list.

(b) Jim McKay will contact Bottomline to determine status of lien on 2821 Masters Lane.

(c) Carolyn Chandler will try to determine cost for Willcox memorial stone.

**VII. Discussion Items**

(a) Carolyn Chandler will call Sandy Schemmerling to determine the status of trying to consolidate to one trash company for all homeowners. Bids will need to be obtained for recycle and non-recycle.

**VIII. Date for Next Board Meeting**

The next Board meeting will be held March 6, 2007 at 7:00 p.m. at the Vickstrom's , 3001 Masters Point.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 9:30 p.m.

**Jo Beth McFadden**  
**MCHOA Secretary**