

**MASTERS CLUB HOMEOWNERS  
BOARD MEETING  
JUNE 19, 2007  
(CONDITIONAL MINUTES, SUBJECT TO APPROVAL AT NEXT BOARD  
MEETING)**

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

President, Steve Vickstrom, called the meeting to order at 7:05 p.m. Board members present were: Con Gerdes, Aaron Greene, Jo Beth McFadden, Jim McKay, Pat Proctor, and Steve Vickstrom. Also present: Brian Foote, Landscape Chairman and Teddy McKay, Homeowner.

**II. Approval of Minutes:**

Pat Proctor moved and Aaron Greene seconded a motion to accept the March 6, 2007 Minutes as presented. **MOTION CARRIED.**

**III. Financials:**

Jim McKay reviewed the May 31, 2007 financials as well as status of various liens that have been filed against homeowners for delinquent homeowner fees.

Checking Savings	\$ 2,474.73
Capital Reserves	23,379.72
Cash Reserves	22,330.02
Reserves for Streets	<u>(2,442.65)</u>

Total Savings Account \$45,741.82

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

**IV. New Owner Welcome:**

(a) The Board would like to welcome two new homeowners:

Robin & Brant Zaretsky, 231 Masters Drive

Jo Ann Hebbel, 2810 Masters Lane

(b) Pat Proctor will contact Carolyn Chandler to get information and status on planned new homeowner welcome kit to be presented to new homeowners by the Social Committee.

**V. New Business:**

(a) Steve Vickstrom advised that the second payment to the Town of Castle Rock for street takeover was made on March 28 in the amount of \$25,000. This leaves one more payment of \$25,000 due April 2008.

(b) Street repair has been completed for the time being. Hopefully more extensive repairs and replacements can be budgeted by the Town next year. The Board will continue to be in touch with the Public Works Department in an effort to get this project funded.

(c) THE BOARD WOULD LIKE TO THANK RESIDENTS FOR THEIR COOPERATION DURING THE INCOVENIENCE OF THE REPAIR PROCESS.

(d) Steve Vickstrom will send a letter to Public Works Department thanking them for the attention given our area so far.

(e) Brian Foote reported that First Green submitted an estimate of \$1475 to revitalize the landscaping in the island on Masters Point. This included removal of junipers, capping sprinklers, removing sod and replacing with weed protector and rocks. The Board thought this amount excessive and asked Brian to find out how much it would cost to only cap off the sprinklers.

(f) Homeowner at 2802 Masters Lane has requested that the wild grass behind their home be cut more often. It is currently mowed 3 times a year – June, July and before winter. The Board asked Brian to find out how much First Green charges for each mowing. If possible, we could try to budget for an extra mowing next year depending on our financial situation. The homeowner had also requested payment for time they incurred mowing the space behind their home. This was not approved. The Board would like to reiterate to all homeowners that any

expenses for which homeowners might seek reimbursement need to be approved prior to their being incurred.

(g) Con Gerdes presented three bids for 2007 fence staining contract Phase II. Jim's Painting was selected with a bid of \$6,668.55 for 20 lots.

(h) Dan Stevens reported to Con that the fence at 3013 Masters Point failed a realtor inspection because of rotten posts. Con stated his inspection shows that the problem fence is not association fence, but is the homeowner's responsibility.

(i) Steve Vickstrom stated he has talked with Fence Consulting Services Inc. This company works with homeowners associations and property management companies on fence issues. They help develop a plan of action, help with reserve study and make recommendations as to how to proceed. There is no charge for an initial consultation. The Board recommended that the Architectural Control Committee and a couple of Board members head up a committee to consider this alternative.

(j) Well field maintenance. This area is owned by the Town of Castle Rock and the Parks and Recreation Department has indicated to the HOA that they will mow it once per month. Since the wells are for the benefit of the golf course, golf course maintenance people have indicated they will also monitor the area. Residents are asked not to discard lawn clippings, pet waste, etc. In this area.

(k) THE BOARD WOULD LIKE TO THANK THOSE WHO PARTICIPATED IN THE CLEAN-UP DAY!!!! BUT, EVERY DAY SHOULD BE CLEAN-UP DAY IN OUR AREA. EVERY LITTLE EXTRA EFFORT REALLY HELPS NOT ONLY IN MAKING OUR AREA MORE PRESENTABLE BUT IN SAVING ON OUTSIDE SERVICES EXPENSES. PLEASE DO NOT THROW YARD DEBRIS, DEAD FLOWERS, PET WASTE, TREE LIMBS, ETC. OVER THE FENCE INTO THE COMMON AREA.

LET'S KEEP OUR COMPLEX LOOKING INVITING TO OUR NEIGHBORS AND VISITORS.

(l) Aaron Greene moved and Con Gerdes seconded a motion to accept the resignations of Carolyn Chandler and Mike Fertal from the Board. **MOTION CARRIED.**

(m) Con Gerdes reported he had a complaint from a Pines resident about two kid's swing sets that are visible from Mount Royal. The ACC has been in contact with the homeowners and further compliance will be handled by the ACC.

(n) There is a basketball hoop on Masters Court that is in violation of covenants. The Board requests that the ACC send the homeowner a letter in this regard.

#### **VI. Old Business:**

(a) The Willcox memorial stone is ready for installation. Brian will get Todd to dig a hole for proper placement at ground level. Steve will contact Bruce and Sean Willcox to try and set up a time for a dedication.

(b) Steve reported that he received positive feedback from the letter to homeowners regarding guest parking restrictions. **HOMEOWNERS ARE REMINDED THAT GUEST PARKING IS FOR GUESTS ONLY.**

Con Gerdes reported that a guest parking spot blocks the driveway of homeowner at 2911 Masters Court. Con and Steve will see what can be done to remedy the situation.

(c) Jim McKay recommended that the work on the Bylaw/Covenant Duplication with Plum Creek Masters Homeowner Association be postponed. There would be attorney fees involved as well as extensive work to get 66% homeowner approval for revisions. Jim McKay moved to table further work on this until after the first of next year, Jo Beth McFadden seconded. **MOTION CARRIED.**

#### **VII. Discussion Items:**

(a) REMINDER TO HOMEOWNERS:

THE WEBSITE IS A GOOD SOURCE OF INFORMATION FOR WHAT IS HAPPENING IN MASTERS CLUB AS WELL AS RULES AND REGULATIONS.

[www.mastersclubhoa.com](http://www.mastersclubhoa.com)

BE AWARE THAT SUMMER LANDSCAPING PROJECTS MAY REQUIRE ARCHITECTURAL CONTROL COMMITTEE APPROVAL.

**IX. Date and Location of Next Meeting:**

The next meeting will be held on September 25, 2007 at Aaron Greene's home, 2822 Masters Lane.

**X. Adjournment:**

There being no further business the meeting was adjourned at 9:05 p.m.

**Jo Beth McFadden  
MCHOA Secretary**