

**MASTERS CLUB HOMEOWNERS BOARD MEETING
OCTOBER 30, 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 7:10 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 Committee Chairman; Christine Foote, Member Architectural Control Committee

II. Approval of Minutes:

Jim McKay moved and Steve Vickstrom seconded a Motion to accept the September 25, 2007 Minutes as presented. **MOTION CARRIED.**

III. Financials:

(a)

Checking/Savings	\$ 4,272.11
Capital Reserves	23,379.72
Cash Reserves	3,955.37
Reserves for Streets	5,890.83
Total Assets	\$37,498.03

Jo Beth McFadden moved and Con Gerdes seconded a Motion to accept the Financials as presented. **MOTION CARRIED.**

(b) There is a problem with a couple of homeowners not keeping their yards up to Masters Club standards as defined in active Rules and Regulations. Fines have been levied as necessary. Further follow-up will be made to try and get these homeowners in compliance. If not, further and higher fines can and will be levied.

The Board decided that in the future the first letter detailing problems to be resolved will be sent by Don Jones, Architectural Committee Chairman. If the homeowner does not comply, the board will levy the appropriate fine. Subsequently, if no action taken by the homeowner, a letter will be sent by our Management Agent Registered, Return Receipt Requested outlining further penalties and protest procedures.

IV. New Business

(a) JSC Property Maintenance has submitted their snow removal contract for 2007-08.

Hand Shoveling \$35/ per labor hour

Application Snow Melt \$.55 lb

4 x 4 Quad for snow removal \$60/hr per machine

The contract applies only to common sidewalks, mail box areas and fire hydrants.

The Town of Castle Rock has completed their Rules and Specifications covering allowing homeowner associations to use snow removal contractor and handle on their own. The requirements are very stringent and all liabilities must be accepted by the association. The board again reiterated its decision to allow the Town of Castle Rock to do all street snow removal.

(b) The Board reviewed and discussed the proposed 2008 Budget. A final 2008 budget will be presented to the homeowners in the Annual Meeting packet. The Budget plus Annual Meeting Notice and Proxy must be mailed to homeowners by November 12th.

Aaron Greene moved and Con Gerdes seconded a Motion to approve the proposed budget for presentation to the homeowners. **MOTION CARRIED.**

(c) There are three Board vacancies to be filled. Jim McKay and Con Gerdes have agreed to run again. Jo Beth McFadden will not run. Therefore, we will need at least one candidate

for the Board. **HOMEOWNERS: VOLUNTEER JUST A LITTLE TIME TO HELP MAKE YOUR COMMUNITY A BETTER PLACE TO LIVE --- RUN FOR THE BOARD!!!!**

(d) Steve Vickstrom is going to contact Bob Goebel, Director of Public Works, to get input on their plans, if any, for our streets in 2008. At the same time he is going to mention that there are a number of sidewalk repairs that need to be done.

(e) Brian Foote was authorized to find out how much new Christmas lights will cost and then let Jim McKay know. Jim can authorize this expense if we have funds in the budget.

(f) 2007 Homeowners Association Meeting planning:

(i) The meeting will be held at the Douglas County Library at 7:00 p.m. December 12, 2007. Steve Vickstrom will prepare cover letter, Notice of Meeting, Proxy and Budget to be sent to homeowners. Jo Beth McFadden will prepare sign up sheets and Committee sign-up sheets. There will be a DOOR PRIZE. All homeowners are encouraged to attend. But, if you cannot, please give your Proxy to someone that is attending so that your vote will count ! Steve Vickstrom will have Cindy Hughes, Management Agent, mail out the homeowner packets prior to November 12.

(g) The Board discussed the report of Fence Consultants Inc. This company has given us a lengthy and projected report of which fences need what repairs. It is their recommendation that we continue a vigorous maintenance program rather than try to replace the fences, which would be cost prohibitive.

(h) Steve Vickstrom presented new Fence Maintenance Guidelines for consideration. Aaron Greene moved and Jim McKay seconded a Motion to approve the new Fence Maintenance Guidelines and that they be presented to the homeowners at the Annual Meeting. **MOTION CARRIED.**

(i) Committee Reports:

Brian Foote – Landscape Committee Chairman reported:

(i) This is the end of the growing season. True Green has made the last weed cutting and grass mowing. The trees have been sprayed.

(ii) Brian will obtain bids for next year's maintenance contract.

(iii) True Green will present a plan for cutting back on turf and sprinkler system in favor of xeriscaping.

Christine Foote – Member Architectural Control Committee reported:

(i) The ACC recommends further action against the two homeowners who are not in compliance with Homeowner Rules and Regulations. Fines have been levied and the homeowners have opted not to present their views to the Board. The Board agreed that the fines should be levied and continue to increase as allowed under Rules and Regulations. Steve Vickstrom will contact the homeowners directly to try and get resolution. If not, a registered letter will be sent advising the homeowners of this action.

V. Date & Location of Next Meeting

The next Board meeting will be held December 6 at 7:00 at Gerdes residence to finalize Annual Meeting presentations.

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

**Jo Beth McFadden
MCHOA Secretary**