

MASTERS CLUB HOMEOWNERS BOARD MEETING

JANUARY 29, 2008

(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 7:15 p.m. Board members present were: Bob Erhart, Aaron Greene, Chris Gronquist, Jim McKay, Pat Proctor, and Steve Vickstrom.

Also present: Jo Beth McFadden, past secretary; and Walter Greene, homeowner.

Absent: Con Gerdes and Joe Howard

II Approval of Minutes

Bob Earhart moved and Aaron Greene seconded a Motion to accept the December 6, 2007 minutes as presented. **MOTION CARRIED.**

III Review/Approve December 2007 financials

Treasurer, Jim McKay reported that 24 homeowners have paid the annual dues.

(a) There are currently 2 homes that are in foreclosure.

(b) There is one homeowner whose dues have been delinquent since September 2007; a lien has been filed.

(c) Steve Vickstrom stated that the final street payment of \$25,000 would be paid to the town of Castle Rock in April.

(d) As the past secretary, Jo Beth McFadden's signatory at the bank must be removed and the new secretary must be added.

(e) An engagement letter was received from the Hindman & Sanchez Law Firm suggesting a retainer. It was decided that the firm would be used on an "as needed" basis, not as a retainer.

Pat Proctor moved and Aaron Green seconded a Motion to accept the December financials.

MOTION CARRIED.

IV Election of Board Officers

The following board members were elected by acclamation:

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|----------------|-----------------|
| President | Steve Vickstrom |
| Vice President | Aaron Greene |
| Secretary | Pat Proctor |
| Treasurer | Jim McKay |

V Draw for tenure of new members and current member terms of office

The results were as follows:

| | |
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| 2008 | Joe Howard and Aaron Greene |
| 2009 | Con Gerdes, Pat Proctor, Steve Vickstrom |
| 2010 | Bob Erhart, Chris Gronquist, Jim McKay |

VI Appoint Architectural Control Committee

The following homeowners have offered to serve on this committee:

Don Jones, Chairman

Helene Erhart, Christine Foote, Teddy McKay, Sandy Schemmerling

This committee was approved by acclamation.

VII Announce Landscape and Social Committee members.

The following will serve as committee members for 2008:

Landscape: Brian Foote, Chairman

Jim Potter, Otto Schemmerling, Dan Stevens

Social: Deborah Richards, Chairman

Christine Foote, Patty Gerdes, Jo Beth McFadden, Beth Vickstrom

VIII 2008 Landscape contract approval

Chairman, Brian Foote has submitted a recommendation that First Green (Todd) be given approval for 2008 landscape contract.

(a) The 2008 contract cost is \$19,663. This represents a \$588 increase over the 2007 contract. \$400 of this increase is due to the additional mowing that has been approved by the board. The remainder of the increase is due to the fact that "Lawn Doctor" costs have risen.

(b) First Green will charge \$25 per hour for any additional unforeseen work in 2008.

(c) An estimate of \$3,000 has been submitted by First Green to replace the turf in certain common areas with rock in order to conserve water. This measure will be an item of discussion at future board meetings. There is a possibility that the HOA might consider recruiting homeowner volunteers to address this issue. Chris Gronquist has offered access to a bobcat. It was suggested that John Walters be invited to a meeting to discuss this possibility as he has a connection to a landscape supply company. Steve will discuss this with Brian, the Landscape Chairman.

(d) Bob Erhart suggested that the Landscape committee come up with a plan to submit to the board. Steve will ask Brian to meet with John Walters and his committee members on the subject of turf replacement.

Jim McKay moved and Aaron Green seconded a Motion to accept the bid submitted by First Green for the 2008 contract. **MOTION CARRIED.**

IX Open Discussion-Issues/Comments from Board Members

(a) The town of Castle Rock is responsible for snow removal on the street and common sidewalks. Steve has reviewed the policy, which states that plows will be dispatched when the snow has reached 8 inches. Homeowners can address any concerns to the Town Public Works Department. HOA has contracted JSC Property Maintenance for hand shoveling and snowmelt application, particularly around the mailbox clusters.

(b) The town will do some additional patching of the streets this spring. They will place notices on the doors of the affected homeowners. The agreement does not include sidewalks even though some of the sidewalks are in disrepair.

(c) Jackie Brackin has been elected to the Plum Creek HOA and will represent the interests of MCHOA.

(d) President Vickstrom will prepare and distribute a letter to all homeowners wishing them a Happy New Year and listing a number of reminders, items of importance and a list of the 2008 board members.

(e) The budget for fence maintenance this year is \$8,000; this year's work to begin in late spring. This is a phased approach to maintain the perimeter fences. Jim McKay suggested that a special board meeting be set up to discuss in detail what repair and painting needs to be done. It is possible that the board may see fit to increase the amount budgeted for this project. The purpose of this meeting would be to outline a complete plan for the future years. It should be noted that the painter may be hired to paint and maintain those fences that are the homeowner's responsibility.

X Date & Location of next meeting

The next board meeting will be held on April 8, 2008 at Jim McKay's home; 3240 Masters Point Drive.

XI Adjourn

There being no further business, the Meeting was adjourned at 8:35 p.m.

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