

MASTERS CLUB HOMEOWNERS BOARD MEETING

July 10, 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 7:00p.m. Board members present were: Bob Erhart, Con Gerdes, Chris Gronquist, Joe Howard, Jim McKay, and Pat Proctor.

Also present: Brian Foote, Landscape Committee Chairman, and later Don Jones, Architectural Control Committee Chairman.

II Approval of Minutes

It was moved and seconded to accept the May 15, 2008 minutes as presented. **MOTION CARRIED.**

III Review/Approve June 2008 Financial Report

Castle Rock Savings	\$ 693.75
Capital Reserves	23,379.72
Cash Reserves	16,868.72
Total Savings	46,497.49
Total Checking/Savings	\$ 47,191.24

It was suggested that fines for landscape violations of \$50 for the first month; \$100 for the second month; and \$150 for the third month as per the covenants be enforced. This would be regardless of whether the property is currently occupied. The "Bottom Line" will be instructed to notify the owners. It was moved and seconded to proceed with this action. **MOTION CARRIED.**

IV 2008 Concrete Street/Sidewalk Repair

The town has replaced the sidewalk on Masters Club Circle and has also done some patching of the streets.

Steve will send a letter to the town asking that the streets still needing repair be placed in the 2009 budget. A copy of this request will be sent to Doug Lehnen, our District Representative.

V Fence Maintenance Progress Report

The balance of the fence repair will be paid to the contractor as the work has been completed. There were 23 fence posts replaced, and some of the fence sections.

There was a broken sprinkler sited on lot #57. Brain will have Todd check this out and repair it..

Fence painting will begin on July 28 and is scheduled to be completed within thirty days. Homeowners have been asked to remove any obstacles near the fences in preparation for this project. According to the covenants, homeowners are responsible for the maintenance of that portion of the fences that runs between from the front to the back. Should a homeowner wish to have the contractor bid on the cost to prepare and paint their wing-fences, Jim's Painting can be contacted at 720-334-0621.

It is possible that fence repair and painting can be skipped in 2009. This will be re-evaluated by the by the HOA board next year.

VI House Bill 1270-Energy Conservation in HOA's

This bill goes into effect on August 6, 2008. There may be items in the Bill, which are contrary to the covenants set up by HOA's. It has been suggested that HOA's review their rules and regulations in preparation for this. The Architectural Control Committee has been charged with conducting this review by the end of 2008.

VII New Castle Rock water rate structure for HOA common area

A letter was received from the Town of Castle Rock announcing that a new budget rate would be implemented in August for the common area. The Town has offered a free, on-site irrigation audit. It was promised that there would be a letter forthcoming with detailed information specific to our account.

The Board has requested that our landscape contractor, Todd, be asked to obtain further clarification on this issue with the Town.

VIII Comments from Committee Chairs

Landscape chairman, Brian has been contacted by a contractor who wants to bid on a MCHOA snow removal contract. Brian will invite this interested party to submit a bid.

Cleanup day and picnic took place in June and was well attended. Bills of approximately \$300 will be submitted to cover the cost of flowers and other expenses.

There has been an offer to paint the lettering on the entrance signs, Brian will look into this.

The Architectural Control Committee will tour the area sometime this summer checking on front and back yard compliance with the covenants.

IX Open Discussion-Issues/Concerns

A homeowner has registered a complaint that a section of guest parking area near the home infringes upon the driveway so that a car cannot be back out of the driveway when a vehicle is parked in that section. The board has recommended that a sign be placed in the section for "Compact cars Only". Steve will present this recommendation to the homeowner for approval.

There have been complaints about camper parking. ACC chairman, Don Jones will inform the owner that this is against the covenants.

X Date and Location of the next meeting

The next meeting will take place on September 10, 2008 at the home of Joe Howard, 2923 Masters Court.

XI Adjourn

It was moved and seconded to adjourn the meeting at 8:50 p.m.

