

# MASTERS CLUB HOMEOWNERS BOARD MEETING

May 15, 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 7:10 p.m. Board members present were: Con Gerdes, Chris Gronquist, Jim McKay, Pat Proctor, Steve Vickstrom, and later Joe Howard.

Also present: Brian Foote, Landscape Committee Chairman, and Beth Vickstrom.

Absent: Bob Erhart

## II Approval of Minutes

Chris Gronquist moved and Jim McKay seconded a motion to accept the April 8, 2008 minutes as presented. **MOTION CARRIED.**

## III Review/Approve April 30, 2008 Financial Report

Castle Rock Bank Savings Account:	\$ 5,239.24
Capital Reserves:	23,279.72
Cash Reserves:	16,868.77
Reserves for Streets	2,083.00
Total Savings	42,331.49
Total Checking/Savings:	\$ 47,570.73

Treasurer, Jim McKay explained that snow removal ran \$200 over budget, and legal fees ran a little over budget, but in general expenses and budget are closely aligned.

Brian Foote suggested that we investigate the possibility of hiring a collection agency rather than the law firm we are using to handle past due homeowner's dues and late fee penalties. Brian volunteered to check with other HOA's using this service and report back to the board.

Steve Vickstrom moved and Chris Gronquist seconded a motion to accept the April 30 financial report. **MOTION CARRIED.**

## IV Streets (concrete/sidewalk repair)

The town has marked the sidewalk on Masters Club Circle and several street sections on that street and also some sections at the top of Masters Point Drive for repair.

## V 2008 Fence Maintenance Planning

In preparation for the next phase of fence (perimeter fence abutting common areas) maintenance, Con Gerdes and Chris Gronquist surveyed and measured these fences. Chris prepared a schematic of the entire area divided into three sections. There were found to be 23 broken posts in total, most of which are in the older section. A painting estimate has been received from Jim's Painting, the company hired in 2007 and Con is in the process of obtaining at least two more estimates.

The company that did the repair work in 2007 has been contacted and asked to provide a bid for the replacement of the 23 broken posts. This company will submit a bid and will charge \$20 for the estimate. The board has approved the cost of the estimate. After the bids for the entire project have been submitted, the board will decide how much of the project will be completed based on the \$15,000 that has been budgeted for 2008. Con will obtain at least two more estimates, and will then submit these to the board via e-mail for final approval.

All bids for painting and repair work will be obtained by June 15. The work is targeted to begin by the end of June.

#### **VI Comments from Committee Chairs**

Reporting on behalf of the Landscape and Social Committees, Brian Foote will lead the effort for "Clean Up Day" on Saturday, June 14. The residents will gather at 9:00 and work in teams headed by the four members of the Landscape committee to clean up and weed the common areas. Christine Foote will lead the effort to plant flowers in designated areas.

After the work has been completed around 11:00 Brian will host refreshments for the workers. The HOA social committee will provide bratwurst, buns, condiments, beer and soda. Residents will be asked to bring potluck items such as salads and desserts. Joe Howard has a tent that will be set up in the common area near Brian's house.

Brian will provide flyers to be distributed to the residents and also notify HOA members by e-mail.

The ACC committee did not submit a report as the Chairperson, Don Jones was not present.

#### **VII Open Discussion-Issues/Concerns**

The Governor has signed HB 1270, which is a bill addressing energy conservation in homeowners association and installation of "Renewable Energy Generation Devices" and "Energy Efficiency Measures". The bill is expected to take effect in August 2008. The board will be reviewing the bill along with the HOA's governing documents.

Jim McKay will ask Cindy, our business manager if she has a list of all the properties that are rentals, and of these how many have submitted copies of the lease.

#### **VIII Date and location of the next meeting**

The next board meeting will be held on Thursday, July 10, 2008 at Pat Proctor's home; 3160 Masters Point Drive.

#### **IX Adjourn**

There being no further business, the meeting was adjourned at 9:00 p.m.

Pat Proctor  
MCHOA secretary