

MASTERS CLUB HOMEOWNERS BOARD MEETING

September 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 7:10 p.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 Don Jones, Architectural Control Committee Chairman, and Mary Ellen Howard.

II Approval of Minutes

It was moved and seconded to accept the July 10, 2008 minutes as presented. **MOTION CARRIED.**

III Review/Approve August 2008 Financial Report

Castle Rock Bank	\$ 1,346.79
Capital Reserves and Savings	\$ 33,323.51
Total Checking/Savings	\$ 34,670.30

It was noted that the amount budgeted for fence repair and painting was exceeded by \$4,808. This expenditure was due to the fact that the board had decided to complete the entire fence project this year.

Assessment monies from the foreclosures have not yet been recovered from the banks, however, liens have been placed on the properties, therefore, it is expected this money will be paid upon the sale of the properties.

It was moved and seconded to approve the August Financial Report. **MOTION CARRIED.**

IV 2008 Fence Maintenance Progress

The fence repair and painting was scheduled to be a four-year project. 20 properties were planned for 2008, however, it was decided to complete all of the fences this year. A total of 33 properties were finished at very reasonable cost to the association. An evaluation will be made in 2009 to determine how much, if any, work needs to be done at that time.

V Town of Castle Rock Water Budget Workshop

Steve Vickstrom attended the workshop on July 28, 2008. This workshop was an explanation of the new water rate structure that went into effect on August 1, 2008. MCHOA is considered an irrigation customer. An aerial map was developed by the town noting that there is 130,500 square feet of irrigated land in the development. Each community is given an allotment based on the total square footage, and the landscaping of trees and grass. The old allotment was based at \$4.13 per thousand square feet. The new allotment is based at \$5.32 per thousand square feet. Should we exceed the allotment the cost jumps to \$8.50 per thousand square feet. At present MCHOA is well within the prescribed allotment. There is also a monthly charge based on the size of the tap. This charge was \$18.50 and is now \$14.18 monthly.

The town will later be developing a new rate structure for single family homes.

VI Committee Chair Comments

A. Architectural Control Committee

The Architectural Control Committee made a tour to ensure that the properties are up to community standards according to the covenants.

Letters were sent to homeowners who were found to be out of compliance. Those homeowners who have not complied will be sent a letter, which specifies a deadline of October 1, 2008 to meet the standards. This letter will inform the homeowners that a fine of \$50 will be levied for the month of October. The fine for November will be \$100, and for December will be \$150. Homeowners will have the right to appeal at the next board meeting.

It was moved and seconded that this action be taken. **MOTION CARRIED.**

ACC – House Bill 1270 Energy Conservation Bill

This bill which went into effect on August 6, 2008 may contain items which are contrary to the HOA covenants. Should there be any homeowner requests to the ACC, the committee will be aware of the contents of the bill and will also confer with the Plum Creek Association regarding any requests.

In response to a request from a homeowner a “no parking” sign was placed in the section of the parking area that obstructed her driveway.

B. Landscape Committee

The town of Castle Rock offered to perform a courtesy irrigation audit of the common area. Our landscaped contractor, Todd Mickelson was present for the audit, which he found informative. Following the recommendations of the auditors, Todd replaced the heads that had leaking seals, repaired one of the clocks, and adjusted all heads to reduce overspray.

The auditors submitted a lengthy report, which did indicate that there are some design problems with this very old system that was placed in operation before there were trees and shrubs. A major redesign of the system would be cost prohibitive, however, Brian will instruct Todd to contact the auditor for any specific recommendations to improve the system.

VII Open Discussion

The annual meeting will take place in December. It is necessary to notify all homeowners 30 days in advance as to the location, the time, and the agenda. It is planned to hold the meeting at the Philip S Miller library in the EAST room on Monday, December 8. The board will meet in October to plan for this meeting.

VIII Date & Location of the next meeting

The next meeting will take place at the home of Jim McKay, 3240 Masters Point Drive.

IX Adjourn

It was moved and seconded to adjourn the meeting at 9:10 p.m.