

**PLUM CREEK NORTH MASTER HOMEOWNERS
ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

July 22, 2015

**Philip Miller Library
100 South Wilcox
Castle Rock, CO 80104**

*GSWC
5:00 p.m.*

I. CALL TO ORDER

The July meeting of the Board of Directors for the Plum Creek North Master Homeowners Association, Inc. was held at 5:00 p.m. at the Philip Miller Library, in the GSWC Room, Castle Rock, CO 80104. The meeting was called to order at 5:00 p.m. by David Littler – President. Board Members present; David Littler President and Monte Tucker, Vice President. Absent: Frank Gappa, Secretary/Treasurer. Representing management: Kim Maguire, CMCA with Premier Property Management, LLC.

II. HOMEOWNERS FORUM

No homeowners present.

III. APPROVAL OF MINUTES

Mr. Tucker motioned to approve the minutes dated April 14, 2015. Motion was seconded and passed unanimously.

IV. FINANCIAL STATEMENTS

Ms. Maguire presented the financial statements as of June 2015 financial statements. To include the bank statements, payables, monthly and year to date income statement, AR Aging Summary and bank reconciliations/summary details. Mr. Tucker motioned to accept the financial statements and payables as presented. Motion was seconded and passed unanimously.

No need for action on the AR Aging Summary Report.

V. OLD BUSINESS

No Old Business to cover.

VI. NEW BUSINESS

A. The water tap agreement between Sawgrass Townhomes and Plum Creek North Master was signed and finalized. Ms. Maguire will record the document with Douglas County.

B. 2630 Celtic Drive - incomplete landscape and fill dirt was discussed. A letter was mailed to the owner with no response. Board agreed to notify homeowner of fine and opportunity for a hearing. Ms. Maguire will also include the Highlands Estates manager.

- C. The monument entrance is almost completed. Reconstruction Experts is completing the work by installing lawn edging and sod at this time. Ms. Maguire will request from Sawgrass another pine tree for the one that had the branches hacked off from the bottom up.
- D. Ms. Maguire presented to the Board her Colorado State Community Association Manager license.

VII. ADJOURNMENT

A schedule of the meeting dates for 2015 are as follows: SEPTEMBER 23 – GSWC *OCTOBER 26 – ANNUAL AND BUDGET RATIFICATION MEETING 6:30 P.M. – CASTLE ROCK EAST ROOM.

Mr. Littler made a motion to adjourn the meeting at 5:28 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

s/Kim Maguire

Kim Maguire, CMCA®
Community Association Manager