

**MINUTES OF THE 2016 ANNUAL MEETING
PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION
October 24, 2016 at 6:40 PM**

The 2016 Annual Meeting for the Plum Creek North Master Homeowners Association was held on the evening of October 24, 2016, beginning at 6:40 PM, at the Philip Miller Library, 100 S. Wilcox Street, Castle Rock, CO. 80104. All homeowners had been notified of the time, date, and place of the Annual Meeting by mail at least 14 days in advance, (notices were mailed to all homeowners on record on October 1, 2016). Meeting notice, agenda and proxy were included in the mailing. Emails and a physical posting on the property and website posting was completed regarding the notice of meeting.

REGISTRATION/CALL TO ORDER/CONFIRMATION OF A QUORUM

Homeowners attending the meeting were asked to sign-in. The meeting was called to order at 6:40 PM by President – David Littler. Board members present were David Littler, Monte Tucker and Frank Gappa. Representing management: Kim Maguire of Premier Property Management, LLC.

Kim confirmed for the Board that a quorum of voting members to include proxies were present, (20% total Members) There were 28 homeowners present, in person, at this meeting.

APPROVAL OF THE MINUTES OF THE OCTOBER 26, 2015 ANNUAL MEETING

Mr. Brannan motioned to approve the Minutes of last year's Annual Meeting dated October 26, 2015. Motion was seconded and passed unanimously.

PRESIDENT'S REPORT

Mr. Littler presented the following Presidents Report:

- 1) Lokal homes is finishing up the buildout of the remaining lots in Diamond Head.
- 2) Golf Course may be selling.
- 3) The Metro District has been dissolved. All bonds have been paid off.
- 4) Stop light may be installed by the Town on Emerald and Plum Creek Parkway.

ELECTION OF TWO DIRECTORS

It was noted that David Littler and Frank Gappa's terms have expired. Both have opted to run again for another two-year term. A call for more nominations from the floor was ensued. Michael Broussard requested that his name be place on the ballot for election. With no further nominations from the floor, nominations were closed. A call for two volunteers to count the ballots was ensued. Mr. Tedesco and Mr. Ennis volunteered and tallied the secret ballots. The two candidates with the most votes were Mr. Littler and Mr. Gappa. Both candidates will serve for a two-year term, serving until 2018. Mr. Tucker's term ends 2017. All three are approved signers for the Association bank accounts.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Ms. Maguire covered required Annual training to the membership that included the outline of the Plum Creek North Master and the responsibilities along with the names of the Sub HOA's that belong to the Master Association. Discussion was held regarding the Golf Course future. No action was taken.

ADJOURNMENT

A motion to adjourn the meeting at 7:30 P.M. was made by Mr. Scott and seconded. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, CMCA[®], Community Association Manager, Plum Creek North Master Homeowners Association, Inc.

Attachments: Incorporated herein by reference – 1) PCNMA Annual Meeting Agenda, 2) 2015 PCNMA – Minutes October 26, 2015