

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

September 12, 2017

9 a.m. via Conference Call

I. CALL TO ORDER

The September meeting of the Board of Directors for the Plum Creek North Master Homeowners Association, Inc. was held at 9:00 a.m. via conference call. The meeting was called to order at 9:01 a.m. by David Littler – President. Board Members present; David Littler, President, Monte Tucker, Vice President and Frank Gappa, Secretary/Treasurer. Representing management: Kim Maguire, CMCA with Premier Property Management, LLC.

II. APPROVAL OF MINUTES

- a. Mr. Gappa motioned to approve the minutes dated June 14, 2017. Motion was seconded and passed unanimously.

III. FINANCIAL STATEMENTS

- a. Ms. Maguire presented the August 2017 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 as presented. Motion was seconded and passed unanimously.
- b. Mr. Tucker motioned to approve the payables as presented. Motion was seconded and passed unanimously.
- c. A/R Aging summary – no delinquencies.

IV. OLD BUSINESS

There was no Old Business to discuss.

V. NEW BUSINESS

- a. Ms. Maguire covered the snow removal agreement with Emerald Isle. Mr. Tucker motioned to approve the contract as presented. Motion was seconded and passed unanimously.
- b. Ms. Maguire presented the 2018 Budget that will be ratified at the Members meeting on October 23, 2017. Mr. Gappa motioned to accept the Budget to be presented to the Members. Motion was seconded and passed unanimously.
- c. The Annual and Budget Ratification Meeting will be held at 6 p.m. on October 23, 2017 at the Philip Miller Library. Castle Rock Bank Room East.
- d. Ms. Maguire will contact Lokal at Plum Creek regarding replacement of dead trees, weeds and monument entrance.

VI. ADJOURNMENT

Mr. Littler made a motion to adjourn the meeting at 9:31 a.m. Motion was seconded and passed unanimously.

Respectfully submitted,

s/Kim Maguire

Kim Maguire, CMCA®

Community Association Manager

Board Member Terms

Dave Littler – Term 2018

Frank Gappa – Term 2018

Monte Tucker – Term 2017