

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

February 8, 2016

Philip Miller Library
100 South Wilcox
Castle Rock, CO 80104

*GSWC
5:00 p.m.*

I. CALL TO ORDER

The February 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, Monte Tucker, Vice President and 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 October 26, 2015. Motion was seconded and passed unanimously.

IV. FINANCIAL STATEMENTS

Ms. Maguire presented the year end 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. Gappa motioned to accept the financial statements and payables as presented. Motion was seconded and passed unanimously.

V. OLD BUSINESS

There was no old business to discuss.

VI. NEW BUSINESS

Ms. Maguire informed the Board that the Reserve Fund is fully funded and that the Board should consider an improvement of funds allowance to all ten Sub Associations that are members of the Plum Creek North Master Association. Mr. Tucker motioned to send a letter to all Sub HOA's indicating that they will receive \$1,000.00 in improvement funds to be used only for capital or other improvements. The funds may not be used for any operating expenses. The PCNMA would be required to review the proposed improvements prior to funds being submitted to the Sub HOA's.

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Minutes

Plum Creek North Master Association, Inc.

Motion was seconded and passed unanimously. Ms. Maguire will draft a letter for the Board to review and approve to be sent to the Sub HOA's.

VII. ADJOURNMENT

Mr. Gappa made a motion to adjourn the meeting at 6:50 p.m. Motion was seconded and passed unanimously.

Respectfully submitted,

s/Kim Maguire

Kim Maguire, CMCA®

Community Association Manager