

**MINUTES OF THE 2015 ANNUAL MEETING  
PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION  
October 26, 2015 at 6:30 PM**

The 2015 Annual Meeting for the Plum Creek North Master Homeowners Association was held on the evening of October 26, 2015, beginning at 6:30 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 September 8, 2015). Meeting notice, agenda and proxy was 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 6:41 PM by President – David Littler. Board members present were David Littler and Monte Tucker. Absent: 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 15 homeowners present in person at this meeting.

**APPROVAL OF THE MINUTES OF THE OCTOBER 27, 2014 ANNUAL MEETING**

Mr. Unruh motioned to approve the Minutes of last year's Annual Meeting dated October 27, 2014. Motion was seconded and passed unanimously.

**PRESIDENT'S REPORT**

Mr. Littler presented the following Presidents Report:

- 1) Build out of Plum Creek is getting close.
- 2) Lots at Diamond Head have been sold to Lokal Homes.
- 3) Golf Course has been purchased by Bear Dance Golf Club.
- 4) Metro District will dissolve soon; bonds have been paid off.

**ELECTION OF ONE DIRECTOR**

It was noted that Monte Tucker's term has expired. He has opted to run again for another two-year term. A call for more nominations from the floor was ensued. There were no nominations from the floor. Nominations were then closed from the floor. Mr. Pisani motioned to vote Monte Tucker in by acclamation. Motion was seconded and passed unanimously. Mr. Tucker was elected and will serve until 2017. David Littler and Frank Gappa will serve until 2016. 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 to include Rights and Responsibilities of Homeowners and Community Leaders.

Several homeowners had questions regarding the Sawgrass HOA. Those Members were instructed to contact the managers directly. Contact information was given to those owners.

**ADJOURNMENT**

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

Respectfully submitted,

Kim Maguire, CMCA<sup>®</sup>, Community Association Manager  
Plum Creek North Master Homeowners Association, Inc.

Attachments: Incorporated herein by reference – 1) PCNMA Annual Meeting Agenda, 2) 2014 PCNMA – Minutes October 27, 2014