

MASTERS CLUB HOMEOWNERS BOARD MEETING
April 28, 2009
(CONDITIONAL MINUTES SUBJECT TO APPROVAL AT NEXT BOARD MEETING)

I. Call to order and confirmation of quorum

President Chris Gronquist called the meeting to order at 7:05 pm. Board members present were Bob Earhart, Con Gerdes, Toby Haugen, Jim McKay and Steve Vickstrom.

II. Approval of Minutes of last board meeting

It was moved and seconded to accept the March 3, 2009 minutes as presented. **MOTION CARRIED.**

III. Review/approve Financial Statement (dated 4/3/09)

a) Snow removal costs are over budget. Jim McKay is going to check with the contractor to see why costs are so high. It is possible he is charging for sidewalk removal along Mt Royal.

b) Jim can now check both bank accounts on line which makes it easy to monitor balances.

It was moved and seconded to approve the March budget. **MOTION CARRIED.**

IV. 2009 Fence Maintenance Update

Toby and Con have finished fence measurements for paint repair on the perimeter fences. They can now proceed to get bids. Work will be done mostly on the top rails, with a few maintenance items.

V. South entrance update

Steve Vickstrom, Jim McKay, Dan Stevens, Don Jones and Chris Gronquist met regarding the controversy over repairs to the south entrance. It appears the town's conveyance document does not exclude this street from Town street take-over, however, Carl Armijo of the Public Works Commission has stated the Town does not own the street and is not liable for repairs. Jim McKay moved and Con Gerdes seconded a Motion that the Board authorize a committee to meet with Public Works in an effort to resolve this problem. **MOTION CARRIED.**

Steve will set up a meeting for himself, Chris and Don with Bob Goebel, Public Works Director.

VI. Committee Chairman comments

a) Brian Foote reported that True Green has been working on removing broken tree limbs. Todd is hoping these trees will survive.

The common area has been aerated and fertilized and water sprinklers will be turned on soon.

b) Don Jones is concerned about too much trash in homeowner's garages that could be a hazard. Chris will check with the fire department to see what code requirements are for this type of problem and how to proceed as an association.

c) A request to build a steel pergola was denied with recommendations on how to meet HOA rules and regulations for a shade structure addition to a home.

VII. Open Discussion

a) Con Gerdes stated that The Pines has dissolved its HOA and will be governed by the Plum Creek Masters Association.

b) Steve stated there is proposed legislation that would require HOA's to do reserve studies. Jim says Hindman and Sanchez, our attorneys, are trying to get the proposed law changed so that a formal audit is not required so that associations don't have to pay a CPA for full blown reserve studies, that an informal audit by the HOA bookkeeper would suffice. Hindman and Sanchez will furnish a synopsis of the law in its final form.

VIII. Date and Location of Next Meeting

The next meeting is scheduled for Tuesday, May 26 at 7:00 pm at Vickstrom residence, 3001 Masters Point.

Jo Beth McFadden
Acting Secretary