

MASTERS CLUB HOMEOWNERS BOARD MEETING

March 3, 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 p.m. Board members present were Bob Erhart, Con Gerdes, Toby Haugen, Jim McKay, Pat Proctor, and Steve Vickstrom.

II Approval of Minutes from the last board meeting

It was moved and seconded to accept the January 28, 2009 minutes as presented. **MOTION CARRIED.**

III Landscape Improvement – Xeriscape

a. Guest Mike Cooper

Chris Gronquist invited Mike Cooper, Landscape Designer to discuss with the board the possibility of hiring his company to prepare a concept plan for implementing xeriscape plantings, mulch, and rocks to the common area. The goal is to reduce water costs of the common area while making tasteful improvements. This would be an overall plan to be carried out in phases over the years. The concept plan would have to be submitted for approval to the town of Castle Rock. The budget for water costs is currently \$6,000 per year, however, it is anticipated that these costs may be rising. After some discussion the board has asked Mike to send a formal proposal in writing to Chris Gronquist for consideration of the board for 2010.

IV Review/approve Financial Statement (dated 02/03/09)

At present we are under budget overall. The monthly budget was \$5,738. The amount spent was \$5,181. We have had to pay less for snow removal than had been anticipated. It was moved and seconded to approve the January through February budget.

V Online banking review

The treasurer can now view the savings account online. The checking account will be set up soon by the bank.

VI 2009 Fence Maintenance Update

By the end of March Toby Haugen and Con Gerdes will evaluate the 2009 painting needs. It is possible that some of the top rails may require painting. Should this be necessary, three bids will be obtained for the work.

VII South entrance update (Pig Tail)

Because this section of the street is badly in need of repair, Steve Vickstrom will meet with Don Jones and Dan Stevens to review the town's conveyance document. They will then set up a meeting with the town of Castle Rock to discuss this issue.

VII Trash Pickup

Two bids have been obtained for community trash pickup. Both include recycling and both can provide containers. The cost would be approximately \$11 per month, per home, which would be much less than most residents are paying individually. To obtain these discounted rates, all homes must be included under a single billing. It would, therefore, be necessary to raise the HOA dues to match these charges. The board recommends this issue be placed on the agenda for a vote at the December annual meeting for service to begin in 2010.

IX Committee Chairman comments

There were no committee chairmen present at this meeting.

X Open Discussion

Arrangements have been made with the Philip S. Miller library for the East meeting room on Wednesday, December 9, 2009 for the MCHOA annual meeting. Notification will be sent to homeowners' one month in advance.

One resident has submitted a request for solar roof panels to the Architectural Committee. This is being worked with chairman, Don Jones and the Plum Creek Master HOA.

One resident requested a ruling on basketball hoops. The Plum Creek Master HOA does not permit permanent basketball hoops.

XI Date and Location of the Next Meeting

The next meeting is scheduled for Tuesday, April 28 at 7:00 p.m. at the Gerdes residence, 255 Masters Drive.