

MASTERS CLUB HOMEOWNERS BOARD MEETING

May 26, 2009

(Conditional Minutes Subject to Approval at Next Board Meeting)

I. Call meeting to order and confirmation of quorum

President Chris Gronquist called the meeting to order at 7:03 p.m. Board members present were Bob Erhart, Con Gerdes, Toby Haugen, Jim McKay, Pat Proctor, and Steve Vickstrom. Also present were Jo Beth McFadden, and Beth Vickstrom. Christine Foote, representing the AC committee and Brian Foote, landscape committee chairman.

II. Approval of minutes from last board meeting

It was moved and seconded to accept the minutes from the meeting on April 28, 2009.

III. Review/approve financial statement (dated 5/4/09)

The expenses to budget are on target with the exception of the cost of snow removal. The contractor claims that the costs were exceeded due to the weight of the snow and the big spring storm.

IV. 2009 Fence Maintenance Update

Toby reported that a contractor was selected and the work began on May 21. It was necessary to repair the fences on 12 home sites and complete some top rail painting. The work has not been completed due to the wet weather since the start date in May.

V. South entrance update (pig tail)

Chris Gronquist, Don Jones, Jim McKay, Dan Stevens, and Steve Vickstrom met with the Assistant Public Works Director for Castle Rock on May 22. After a review of the map, she agreed that the document does not exclude this exit. Work needs to be done on the exit, so she committed to report back to Steve on June 19 as to what work will or will not be done.

VI. Community Garage Sale

Several homeowners have suggested a community garage sale. Jo Beth McFadden will chair this effort for a sale on June 5 and 6. There will be 5 big signs announcing the sale. Homeowners will be informed this week via e-mail and will be asked to respond if they are willing to participate. Each homeowner will conduct his/her own pricing and sale. It was suggested that perhaps "Good Will" or some other collection organization might be willing to send a truck around at the end of the sale for any donations of the remaining items.

VII. Committee Chairman comments

Christine Foote, representing the ACC reported that the areas were surveyed the third week in May for covenant compliance. Don Jones sent e-mails and letters to those homeowners where violations were found asking for a plan to be submitted for corrections. It was found that there was some landscape neglect and needed painting for some of the parallel fences. Christine delivered a letter re. fence painting with the name of a painter and the standard paint information. Another walk through will be conducted in the June/July time frame.

Flowers and mulch have been purchased for the common areas, and will be planted on May 29.

Brian Foote, Landscape Chairman reported that he would talk to the contractor about fixing the sprinkler. The first of the weed cutting will be done. This will be one of four scheduled for the year.

Cleanup day will be Saturday, June 13 at 10:00 a.m. Meet in the yard in front of 2914 Masters Club Circle. There are various chores to be done as directed. The barbecue will begin between 11:30 and 12:00. The social committee will provide beer, soft drinks and desserts. Participants are asked to bring a side dish to share and lawn chairs.

VIII. Open Discussion

In answer to comments from homeowners sent to the board:

The town has been contacted and will remove the 6 large pipes and move them to a maintenance facility.

Toby has cut the grass on the well field site. The town is supposed to cut the grass 3 times a year.

The sailboat owner has been contacted and will have the boat stored inside in early June.

Complaints about dogs can be referred to animal control at 303-663-6100. The town does have a leash law for dogs.

The lawyers have informed the board that Colorado has passed a law requiring HOA's to conduct a full reserve study each year. In order to find out more details about this, Chris Gronquist and Jim McKay are on a waiting list to attend a workshop on this subject.

IX. Dates and Location of the next meeting

The next meeting is scheduled for Tuesday, July 7 at 6:30 p.m. at the McKay residence, 3240 Masters Point Drive.

Pat Proctor, Secretary