

MASTERS CLUB HOMEOWNERS BOARD MEETING
November 2, 2009

I Call meeting to Order & Confirmation of Quorum

President Chris Gronquist called the meeting to order at 6:32 p.m. Board members present were Con Gerdes, Jim McKay, Pat Proctor and Steve Vickstrom. Also present was Don Jones, chairman of the Architectural Control committee.

II Approval of Minutes from last meeting (10/05/09)

It was moved and seconded to accept the minutes from the meeting on October 5, 2009. **Motion Carried.**

III Review/Approve Financial Statement

Treasurer, Jim McKay stated that the HOA is over budget for Repair and Replacement due to the fact that the broken sprinkler required repair and there were additional expenses for tree pruning in the common areas. Expenses for snow removal of common area sidewalks and mailbox pads were also over budget.

It is important to note that snow removal of the streets is the responsibility of the town, as the Town of Castle Rock now owns the streets.

It was moved and seconded to approve the current financial statement. **Motion Carried.**

IV South Entrance Update (Pig Tail)

On behalf of the MCHOA Steve Vickstrom sent a letter to the Town Public Works department authorizing the Castle Rock Public Works to repair the portion of this entrance belonging to the HOA, pending a satisfactory negotiation of a contract. The work is to be done in mid-February. The expense of approximately \$9k will be added to the budget for 2010. It has been suggested that during the negotiation we will seek to clip the corners and make some small changes to the entrance in order to provide better drainage levels. Steve will discuss this with the Assistant Public Works director.

V Reserve Study

Chris Gronquist has negotiated with Aspen Reserve to conduct a Level 1 study for MCHOA at a cost of \$1,000.

Chris has requested a proposal in writing. It was moved and seconded to accept the proposal for this price. **Motion Carried.**

VI Committee Chairman comments

The Social Committee has made arrangements to have the annual Christmas party on Friday December 4 at 295 Masters Drive. A notice will be sent via e-mail and a flyer will be delivered to each home.

VII 2010 Budget review and approval for presentation at Annual Meeting

Some minor changes were made to the proposed budget for 2010. The changes were noted and the budget was adopted as amended. It was moved and seconded to present this budget at the annual meeting. **Motion Carried.**

VIII Set Annual Meeting agenda

The agenda has been reviewed and approved for the annual meeting. A letter will be sent to all homeowners in the mail on November 6. This letter will announce the annual meeting scheduled for December 9 at the Phillip S. Miller Library. An agenda for the meeting and a Proxy Statement will be attached. The proxy statement for those unable to attend the meeting must be sent to a board member by December 1. This statement allows the homeowner to designate another MCHOA member to act on his/her behalf at the annual meeting.

The HOA Board can have up to 9 members. Two of the incumbents plan to stand for re election. If re-elected this would allow for 3 new board members to be elected at the annual meeting. Homeowners are encouraged to become board members and are asked to submit their names for nomination to any of the current board members or come forward at the annual meeting.

IX Open Discussion

It was decided to have a door prize of \$50 gift certificate to Sienna restaurant; name to be drawn at the annual meeting.

X Date and Location of the Next Meeting

December 9 at the Phillip S. Miller library 7:00 p.m.