

MASTERS CLUB HOMEOWNERS BOARD MEETING
September 1, 2009
(CONDITIONAL MINUTES SUBJECT TO APPROVAL AT NEXT BOARD MEETING)

I Call meeting to order and conformation of quorum

President Chris Gronquist called the meeting to order at 6:40 p.m. Board members present were: Bob Erhart, Con Gerdes, Pat Proctor, and Steve Vickstrom. Also present was Brian Foote, chairman of the Landscape committee.

II Approval of minutes from last board meeting

It was moved and seconded to accept the minutes from the meeting on July 7, 2009. **Motion Carried.**

III Review/approve financial statement

It was noted that there was an unanticipated expense of \$1200 to repair a broken section of the sprinkler system. It was moved and seconded to approve the August financial statement. **Motion Carried.**

IV South Entrance Update (Pig tail)

The Board continues to seek resolution of the ownership issue of the south end exit with the Town of Castle Rock. Recently, several Board members met with our councilmen Doug Lehnen to discuss the issue and ask for his assistance. Councilmen Lehnen contacted the town Public Works department who subsequently advised their position remains that the Town does not own the exit and that it is the HOA's responsibility. Public Works further indicated the HOA must submit a separate request for approval to the Town to take over the exit. The HOA position is that the exit is included in the 2006 private street dedication agreement between the HOA and the Town. Councilmen Lehnen was requested to arrange for HOA representatives to meet with members of Public Works and the town attorney to resolve this matter. The meeting is scheduled for September 15, 2009.

V Reserve Study

In order to comply with the state law requiring HOA's to conduct a reserve study of its material assets each year, the board will consider appointing a committee of homeowners to conduct the study, or will hire a company to conduct a reserve study. It was moved and seconded to table the decision of how to proceed with this study until the next board meeting. **Motion Carried.** In the meantime Chris Gronquist will investigate those companies who conduct reserve studies and will attempt to find out more information regarding the format to be used for this study.

VI Committee chairman comments

Brian Foote, Landscape Chairman reported that last year as a result of an early heavy snowfall, many trees had broken branches that had to be cleaned up. Since the trees in the common area have never been trimmed, this would be a good time to have this done. Brian and out landscape contractor have conducted a study of which trees are needing attention and have found that there are 9 pine trees, 7 ash trees that should be trimmed and there are 2 aspen trees that should be removed. It was moved and seconded to provide the funds necessary to our contractor to trim the trees and take the debris to the recycle center this fall. **Motion Carried.**

VII Open Discussion

Chris Gronquist will contact our business manager to ensure that she has rental agreements for those properties that are leased.

At the next board meeting we will prepare for the annual meeting to take place on December 9, 2009. A budget for 2010 will be formulated for presentation at that meeting. A discussion will take place regarding the issues to be placed on the agenda for the annual meeting. Among those items will be the proposal for a community trash and recycling service. It will also be noted that the board member terms expiring in 2009 will be Gerdes, Proctor, and Vickstrom.

VIII Date and Location of the Next Meeting

The next meeting is scheduled for Tuesday, October 6 at 6:30 p.m. at the Vickstrom residence, 301 Masters Point

Pat Proctor, Secretary

