

NOTICE
PLUM CREEK NORTH MASTERS HOMEOWNERS' ASSOCIATION, INC.
2022 ANNUAL/2023 BUDGET RATIFICATION MEETING

Dear Plum Creek North Master Association Homeowner:

Notice is hereby given in accordance with Article III, Section 3.1, of the Association Bylaws, that the annual meeting of the members of the Plum Creek North Master Homeowners' Association, Inc. will be held as follows:

Date: Tuesday, March 21st, 2023

Time: 6:30 p.m.

Location: Via Zoom

<https://us02web.zoom.us/j/83105229027?pwd=QnovTnRNK3JjMHVoU1grd1drREFEZz09>

Call in: +17193594580 US; Meeting ID: 831 0522 9027, Passcode: 347620

Please plan to attend the 2022 Annual Homeowner Meeting and 2023 Budget Ratification Meeting of the Association to be held via Zoom on March 21, 2023, at 6:30 p.m. If you are unable or not sure if you will be attending, please return your completed proxy to Goodwin & Co., formerly Cherry Creek HOA Professionals - Dustin Miller at dmiller@cchoapros.com. To hold the meeting, a quorum of 20% (188 owners) of the owners must be represented in person or by proxy.

There is no increase to the assessments for Fiscal Year 2023.

The following information is included for your review in preparation for the meeting:

- *Proxy Information & Proxy*
- *Agenda*
- *2021 Annual Meeting Minutes*
- *2023 Board Approved Budget*
- *Board of Directors interest form for (2) seats*

Your participation is important to the functioning of our community, and we look forward to seeing you at the meeting on March 21, 2023. Remember to please turn in your proxy if you cannot attend the meeting.

Sincerely,

Dustin Miller- Community Manager- Goodwin & Co. formerly Cherry Creek HOA Professionals
As Directed by the Board of Directors

INCOME

4010 - Regular Assessments	\$ 27,531.00	\$ 33,072.00	\$ -	\$ 33,072.00
4080 - Transfers to Reserves	\$ (2,354.70)	\$ (2,825.60)	\$ 1,338.60	\$ (1,487.00)
4085 - Reserve Transfer - Legal	\$ (1,583.30)	\$ (1,900.00)	\$ -	\$ (1,900.00)
4090 - Interest Income	\$ 3.32	\$ 3.60	\$ (3.60)	\$ -
	\$ 23,596.32	\$ 28,350.00	\$ 1,335.00	\$ 29,685.00

I can make this \$0.00 and add it to the \$1900.00

EXPENSES

General and Administrative

6110 - Management Fees	\$ 7,500.00	\$ 9,000.00	\$ -	\$ 9,000.00
6120 - Bank Service Charges	\$ 260.00	\$ 250.00	\$ -	\$ 250.00
6130- Licenses Permits Filing Fee	\$ 30.00	\$ -	\$ 85.00	\$ 85.00
6140 - Postage and Supplies	\$ 867.20	\$ 750.00	\$ 750.00	\$ 1,500.00
6145 - Printing and Copying	\$ 1,024.30	\$ 1,000.00	\$ 500.00	\$ 1,500.00
6150 - Legal Fees General	\$ 3,780.00	\$ 2,400.00	\$ -	\$ 2,400.00
6155 - Audit Tax & Accounting	\$ 2,075.00	\$ 325.00	\$ -	\$ 325.00
6160 - Internet Administration	\$ -	\$ 1,200.00	\$ -	\$ 1,200.00
6170 - Records Storage	\$ 500.00	\$ 600.00	\$ -	\$ 600.00
6199 - Miscellaneous	\$ -	\$ 420.00	\$ -	\$ 420.00
	\$ 16,036.50	\$ 15,945.00	\$ 1,335.00	\$ 17,280.00

Grounds and Landscape

6310 - Landscape Maintenance	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00
6320 - Landscape Improvements	\$ 1,600.00	\$ 400.00	\$ -	\$ 400.00
6326 - Holiday Lighting	\$ -	\$ 1,300.00	\$ -	\$ 1,300.00
6330 - Irrigation System Maintenance	\$ -	\$ 225.00	\$ -	\$ 225.00
6360 - Snow Removal	\$ -	\$ 1,200.00	\$ -	\$ 1,200.00
6380 - Monument Electrical	\$ -	\$ 100.00	\$ -	\$ 100.00
	\$ 1,600.00	\$ 4,725.00	\$ -	\$ 4,725.00

Insurance and Taxes

6410 - Property Insurance	\$ 6,664.00	\$ 7,280.00	\$ -	\$ 7,280.00
	\$ 6,664.00	\$ 7,280.00	\$ -	\$ 7,280.00

Utilities

6505 - Electricity	\$ 285.29	\$ 400.00	\$ -	\$ 400.00
	\$ 285.29	\$ 400.00	\$ -	\$ 400.00

TOTAL EXPENSES

	\$ 24,585.79	\$ 28,350.00	\$ 1,335.00	\$ 29,685.00
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NET INCOME

	\$ (989.47)	\$ -	\$ -	\$ -
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RESERVE INCOME

7010 - Interest Income Reserves	\$ 54.86	\$ 74.00	\$ -	\$ 74.00
7020 - Reserve Transfers	\$ 2,354.70	\$ 2,825.60	\$ (88.60)	\$ 2,737.00
7025 - Reserve Transfer - Legal	\$ 1,583.30	\$ 1,900.00	\$ -	\$ 1,900.00
	\$ 3,992.86	\$ 4,799.60	\$ (88.60)	\$ 4,711.00

RESERVE EXPENSES

8000 - Reserve Expense -Sub HOA - Com Are	\$ -	\$ -	\$ -	\$ -
Total Reserve Expense	\$ -	\$ -	\$ -	\$ -
RESERVE NET INCOME	\$ 3,992.86	\$ 4,799.60	\$ (88.60)	\$ 4,711.00

Plum Creek North Master Homeowners Association, Inc.
2021 Annual/2022 Budget Ratification Meeting
March 15, 2022

Minutes

Call to Order - The Plum Creek North Master Homeowners Association, Inc. 2021 Annual/2022 Budget Ratification Meeting could not be called to order as the required quorum of 20% (187 homes) was not met. There were 95 people in attendance, in person or by proxy.

Ratification of the Board Approved Budget – As there were not 701 units represented, in person or by proxy, the 2022 Board approved budget was automatically ratified per State of Colorado Statute and the Association's Legal Documents. The budget keeps assessments at \$3.00 per home per month.

The items discussed during General Session included the following:

- Legal Reserve Fund
- Pet Waste Station Maintenance