

MINUTES  
The Peninsula at Plum Creek HOA Board Meeting  
January 23, 2002  
Safeway Community Room

**Members in attendance:** Don Hanneman, Greg Keefer, Joe Wolf, Ken St. John, Nani Lindig

**Others in attendance:** John O'Connor and 3 homeowners

**Call to order:**

The meeting was called to order by John O'Connor for the purpose of electing officers.

**Election of Officers**

The results of the election of officers for the year 2002 by the board were:

President	Greg Keefer
Vice President	Don Hanneman
Secretary	Nani Lindig
Treasurer	Ken St. John

President Greg Keefer called the meeting to order again.

**Homeowners Forum**

Two homeowners were present to obtain a response from the board regarding their complaint regarding a shed at 1547 Sand Wedge. The ACC approved plans for the shed and landscaping in general were reviewed. It was determined that the shed was not built as per the approved plans. A letter was to be sent by Mr. O'Connor to the homeowner advising him of non-compliance, advising him of complaints from the community and asking the homeowner to review his approved plans in general to insure compliance. The homeowners expressed agreement with this initial contact.

**Approval of minutes**

The minutes of the Annual Meeting of November 14 were approved for filing.

**Management Report**

- A review of the financial statement through Dec. 31, 2001 indicated an excess of \$14,812. It was pointed out that additional landscape expenses would incur in 2002 that will significantly affect the budget for the coming year and utilize some of this excess.
- 1103 Foursome – This home is in foreclosure and will be sold at auction on February 12. The HOA will be able to recover most of the dues that are in arrears.

**Old Business**

1. Remaining declarant issues
  - Phase I irrigation - Mr. O'Connor indicated that sprinkler lines could not be found. The declarant has left the development and Mr. O'Connor feels we will not see additional support for corrections to Phase I. This would mean that the HOA would need to address replacing irrigation for Phase I common areas requiring watering. This will be re-addressed at a March or April meeting.
  - Phase I trees: Mr. O'Connor will stay on top of this. A homeowner present asked that the board look into putting in more trees in Phase I before Phase II. The board will consider this in the March or April meeting.

2. Painting of deck rails
  - 1435 Peninsula Circle – Mr. Wolf has been unable to contact this homeowner regarding non-compliance of painting deck pipe railings correct color. Mr. Keefer will try to contact the homeowner who lives near him.
  - D.R. Horton provided a letter stating that they will contact each homeowner they built a deck for that requires painting of deck rails. D.R. Horton will schedule a time to paint the rails or provide homeowners money to do it themselves. D. R. Horton painting will be scheduled as weather permits.
3. Association late monthly dues
  - Kennedy has paid past due amount
  - Pulte dues will be collected at closing on each home
  - Homeowners in arrears have been sent letters.

### **New Business**

1. Website -The Peninsula at Plum Creek website was discussed with a draft of the initial Website information provided by Ms. Lindig. Some changes/modifications were made. The board agreed that all CC&R's included amendments and addendums should be available on the website if possible. Minutes of Board Meetings will be made available one month late to allow the board to approve meetings before they are published. The neighborhood directory will not be made available on the website. Ms. Lindig will continue to work with Mr. Sid Earley in developing the website.
2. A new directory was given to Mr. O'Connor who will mail one to all homeowners of record at this time.

The meeting was adjourned at approximately 8 p.m.

Respectfully submitted, Nani Lindig, Secretary