

MINUTES  
The Peninsula at Plum Creek HOA Board Meeting  
March 27, 2002  
1674 Sand Wedge Way

**Members in attendance:** Greg Keefer, Don Hanneman, Nani Lindig, Kent St. John, Joe Wolf  
**Others in attendance:** John O'Connor, Ken Willis, Duane Rademacher

Pres. Greg Keefer called the meeting to order at 8:17 p.m.

**Homeowner Forum**

- Duane Rademacher presented plans for landscaping of his property at 1440 Peninsula Circle to be done by Autumn Landscaping. While this was an ACC issue, there was discussion of the type and size of trees to be planted. Mr. Rademacher was given a copy of "Exhibit C" of the CC&R's that address these items. Mr. Rademacher will have Autumn provide him with a detail of these items for presentation to the ACC for final approval. Mr. Rademacher was unaware of his responsibility and liberties with the limited common area behind his home. He will consider his landscaping further with regard to this area.
- Mr. Willis was present to discuss numerous complaints and non-compliance issues regarding the stucco wall around and the shed in his back yard. After lengthy discussion, Mr. Willis agreed to discuss with his contractor a way to mitigate view of his shed both over the stucco wall and through the cutout in the stucco wall. Mr. Willis will try to provide this info to the board before the April board meeting.

**The minutes** of the prior board meeting were reviewed and approved for filing and inclusion on the website.

**Management Report**

The total assessment revenue for the first two months of 2002 is \$8,849. With recognition of the transfer to reserves of \$500 and transfer to Plum Creek North Master Association of \$1,202 the next operating revenue is \$7,101. Total operating expenses for the month of February were \$3,728 resulting in operating revenue exceeding operating expenses by \$3,373.

Two homeowners were in arrears in monthly assessments. Mr. O'Connor will monitor.

The management report was approved for filing.

**Old Business**

The Ruger request for a fence variance was submitted to the Town of Castle Rock on March 1, 2002

The Dean residence that was foreclosed on will be out of redemption on April 15. At that time a letter will be sent to the purchaser regarding the dead lawn and their responsibilities to bring the landscaping to standard within 60 days.

Homeowner non-compliance issues were addressed.

Homeowner Nixon responded by letter and will be putting trees around his hot tub. Another letter will be sent reminding of the type/size of trees acceptable as well as notifying regarding the painting of his deck.

Homeowner Dunkle responded verbally to Mr. O'Connor and is presently working on his rear landscaping.

### **New Business**

- Douglas County Landscaping filed an estimate of \$7,000 to do the landscaping for 2002. This is the same price as last year and will include the Emerald Drive greenbelt as well as weed control of the common areas. They will also handle items approved by the board on "as requested" basis. This will include items not completed by the declarant in Phase I. Mrs. Lindig moved to approve this item. Mr. Wolf provided a second and the bid was unanimously approved by the board.
- The sprinkler controls for the Emerald Drive greenbelt were extensively damaged during the winter by a vehicle that lost control on an icy patch of road. As no homeowner accepted responsibility, repair of this item will be taken care of by Association funds.
- The board discussed complaints regarding homeowners not cleaning up after their dogs who deposit on other's lawns. A notice will be placed on the website. Some sort of "disposals" will be considered if they can be kept cleared by the Town of Castle Rock. Homeowners who walk regularly will be ask to provide information on the problem areas. This will be discussed further.
- After May 1 the board will take a walk through the development to review completion of non-compliance issues. Homeowners were sent a letter on February 21 requiring that issues be corrected by May 1.
- The completed CC&R documents were downloaded to Sid to place on the website. The website is ready to be announced to the homeowners.
- John O'Connor continues to received inquiries regarding recycling. This will be brought to the association for a vote at the November annual meeting. There would be an additional cost for this that would raise monthly dues. This would be an "all" or "none" situation. If approved all homeowners would be charged the additional fee whether they used the service or not.

The meeting was adjourned at 9:42 p.m.