

MINUTES

The Peninsula at Plum Creek HOA Board Meeting
April 17, 2002
Safeway Community Room

Members in attendance: Don Hanneman, Nani Lindig, Ken St. John, Joe Wolf
Others in attendance: John O'Connor, Ken Willis, Jarrod & Midi Daddis

Vice President Don Hanneman called the meeting to order at 7:00 P.M.

Homeowner Forum

Mrs. Daddis wanted to know what to do about homeowner's not cleaning up their dogs "hard" business in the common area behind her home. Mr. O'Connor advised that if provided with an address, the Town of Castle Rock will handle these complaints and send warning letters to pet owners.

Minutes of Prior Meeting

The minutes of the prior meeting was approved for filing and inclusion on the website. Moved by Joe Wolf. Seconded by Ken St. John

Management Report

- Total assessment revenue for the first 3 months of 2002 is \$13,744. With transfers to reserved and the Plum Creek North Master Association the net operating revenue is \$11,191 compared to a budgeted figure of \$11,766. Total operating expenses for March were \$5,316 compared to a budgeted \$5,337 resulting in operating revenue exceeding operating expenses by \$5,875. The management report was unanimously approved for filing.
- Former Dean residence (1103 Foursome) – Comes out of foreclosure on April 29. Banker's Trust of California will be forwarded a coupon book for assessments and will also be notified regarding the landscaping. The HOA can begin implementing fines after 30 days. The board hopes the property will be turned over to a realtor immediately who will take care of the landscaping issue in an effort to market the house.

Old Business

- Mr. Willis ((1547 Sand Wedge Way) presented a drawing to cover the top and sides of his backyard shed with stucco to match the surrounding wall. The front of the shed will have a stucco overhang but the walls/door facing the back of the home will not be stucco. The board approved Mr. Willis' covering plan for the shed.
- Mr. Willis also presented a revised plan for landscaping the limited common area behind his home. The new plan was approved.
- Andrews (1435 Peninsula). A letter from the Andrews was reviewed. It appeared there was confusion on what was to be painted (the letter addressed the deck, the requirement is the **railings** only). Rather than send another letter, President Greg Keefer will be asked when he returns to visit the Andrews to discuss the confusion.

New Business

The board selected May 18, 9:00 A.M (meeting at the entrance sign) for a walk-thru of the development to address the list of homeowner landscaping/ACC infractions. Nani Lindig provided a punch list of items discussed recently. All board members are encouraged to add items to this list for the walk-thru.

The board meeting was adjourned at 7:20 P.M.