

MINUTES
The Peninsula at Plum Creek HOA Board Meeting
June 19, 2002
Safeway Community Room

Note: In the month of May the Board met and walked through the Peninsula at Plum Creek to identify areas in the common area that needed landscaping attention. The board also identified infractions to individual home landscaping or other CC&R issues as well as the limited common areas that are the responsibility of adjacent homeowners.

Members in attendance: Greg Keefer, Don Hanneman, Nani Lindig, Joe Wolf
Others in attendance: John O'Conner
Not present: Ken St. John

President Greg Keefer called the meeting to order at 7:14 p.m.

There were no homeowners present for the Homeowner Forum.

Management Report:

- Total operating revenue for the five-month period ending May 31, 2002 is \$19,273 compared to a budgeted figure of \$19,610. Total operating expenses are \$11,605 compared to a budgeted figure of \$13,362 resulting in operating revenue exceeding operating expenses by \$11,922. The financial report of the management report was approved for filing.
- Mr. O'Connor recommended establishing money market accounts. A Working Capital Account would initially be funded with \$7,380 (90 homeowners x \$82 per home). A Reserve account would initially be funded with a transfer of \$1,500 from the operating account into the reserve account. After discussion the board agreed that 2 money market accounts, as described, would be opened.
- Another homeowner has complained to management about a homeowner repeatedly walking his dog and not picking up specimens dropped in his yard. The complaining homeowner says he has spoken to the problem homeowner several times but that the individual appears indifferent to the problem. The complaining homeowner will be advised his rights through the appropriate Town of Castle Rock department and ordinance on the subject. **This problem and request for cooperation by those walking their pets will be repeated in the June website newsletter.**
- A non-compliance order was filed against the former Dean property. The realtor who has been hired to sell the property feels he will have an offer to purchase by the end of June. The water has not been turned on due to plumbing line breaks during the winter period the home was unoccupied. The realtor is aware of the unsightly condition of the yard and is willing to fix the problem and begin watering if an offer to purchase by the end of June is not exercised.

Old Business

- Phase I hydro-seeding will be done in the fall. At that time Phase I common and some limited common areas will be leveled. Dead trees will also be replaced at this time. Mr. O'Connor will contact the city regarding temporarily borrowing their above ground irrigation system to water new hydro-seeding.
- It was noted that the St. John deck construction was nearing completion.
- It was noted that the Willis re-facing of the backyard tool shed had commenced.

- **Website and homeowner issues notification -**

Mr. O'Conner will draft a letter to all homeowners in The Peninsula that will address:

- Announcement of the website: www.plumcreekpeninsulaho.com and a brief outline of it's inclusions
- Remind homeowners regarding ACC approval for all landscaping and exterior of the home changes including but not limited to decks, hot tubs, fences, etc.
- Remind homeowners adjacent to limited common areas of their responsibilities. The Board has no assurance that homeowners received the necessary information (addendum from their Title Companies upon purchasing a home in The Peninsula. A map is available on the website.)
- (new business item) Request homeowner feedback/a vote on revising the CC&R's to allow wrought iron fences in addition to the approved wood fence. If approved by 75% of the homeowners of record the wrought iron fence would be required to be identical to that in place along Emerald Drive between Foursome Circle and Peninsula Circle.

Website update

The general newsletter on the website will also address the dog problem.

New Business:

- 2001 Tax Returns were submitted for Board member signatures and filing.
- Ms. Lindig brought up that the Kennedy construction next to 1081 Foursome was missing the required netting on both sides of construction.
- It was also noted that unoccupied/for sale homes owned by Kennedy and Ashcroft on Peninsula Circle had weeds up to 3 feet high in back and front of homes. Both builders will be notified.
- Several complaints have been filed regarding a boat always outside 1440 Peninsula. The homeowner will be sent a letter. CC&R's address vehicles, boats, etc. left outside of garages or fenced areas.
- It was called to the board's attention that the deck at 1527 Peninsula Circle is not in compliance with the approved design. Homeowner will be advised and given a date to be in compliance.
- The former Declarant has been put on notice to replace dead trees in Phase II.
- Kennedy will be asked to but a net around 1037 Foursome during construction.
- Due to cars speeding down Foursome and Peninsula Circle the board inquired into speed bumps. The board was advised that the Town of Castle Rock would not approve it. If the cars described by homeowners continue to drive through the development at an unsafe speed, the board will contact the homeowner. It was noted that there are many young children at play in the development.

The meeting was adjourned at 8:00 p.m.