

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

Board Members in Attendance: Greg Keefer, Don Hanneman, Nani Lindig, Joe Wolf, Ken St. John
Others in attendance: John O'Connor, M/M Richard Catto, Jerry Flory, April Sample, Ron & Carol Selos,
Tim Neely, Julie Petty, Ken & Sherry Townsdin, Anne Quinn, Barb Hanneman, Dianne Wolf

Pres. Greg Keefer called the meeting to order at 7:01p.m.

The minutes of the June meeting were reviewed and accepted for filing and inclusion on the website. Moved by Joe Wolf, seconded by Don Hanneman.

Homeowner Forum I

Mr. Keefer opened the floor to homeowners to respond to any issues NOT addressing Limited Common complaints that were going to be taken separately in New Business.

- Mr. Hanneman mentioned the problem with Kennedy regarding erosion from an empty lot on Sand Wedge that had dumped dirt on their rock landscaping. Kennedy put up a silt fence after being contacted. Mr. Hanneman was told that Kennedy spoke to Mr. Keefer regarding the problem. Mr. Keefer reported Kennedy has never contacted him on this issue. Kennedy is to be contacted again regarding cleaning the affected area although they are supposedly aware of their responsibility.

Management Report

- Total operating revenue for the six-month period ending June 30, 2002 is \$24,859 compared to a budgeted figure of \$23,532. Total operating expenses are \$17,748 compared to budgeted figures of \$21,470 resulting in operating revenue exceeding operating expenses by \$7,380.
- Monthly assessments: No homeowners were more than 60-days in arrears.
- Management received numerous complaints from homeowners regarding dirt coming into their yards as a result of recent rains. Ashcroft was been contacted regarding their removal of a silt fence at 907 Foursome Drive that appeared to be the main culprit. It was reported that the fence was replaced on July 17. Many of the homes affected by the runoff were Pulte Homes on the lower portion of Peninsula, west side that backed to the Limited Common area. The management report also noted that several of these Pulte homeowners were unaware of their responsibility regarding Limited Common areas. Unfortunately, this has been a problem with developer sales personnel since the beginning of sales in The Peninsula.
- 1103 Foursome Drive has been purchased. The new owners are aware of their responsibility to bring the landscaping up to acceptable levels as soon as possible.

Old Business

- Management reported that 2 homeowners have not complied with the request that they provide a buffer to shield their hot tubs. Another homeowner has not completed painting of a portion of their deck. These 3 homeowners will be asked to attend a hearing at the August BOD meeting.
- The weeds in front and back of Ashcroft unsold homes (5) was again brought up. Mr. O'Connor walked the properties with Mr. Dean of Ashcroft last week. Ashcroft is putting irrigation in the fronts and will make arrangements to landscape at least the fronts of these residences. They may also landscape the rear yards.
- Mr. O'Connor was asked to contact Kennedy regarding the missing silt felt on the construction site on Foursome Drive.

- Mr. St. John was asked regarding construction items still in his back yard although the deck has been completed. Mr. St. John said he is waiting for the final inspection before removing the items.

New Business - Limited Common Areas

The homeowner's present at the meeting were there to address several concerns regarding the Limited Common areas. These were lack of knowledge of their responsibilities, erosion and general unsightliness that did not fit into the aesthetics of the community.

Mr. O'Connor and several board members took several minutes to explain to the homeowners the chronology of events prior to and up to the February of 2001 Amendment that resulted in some Common Areas being reclassified as Limited Common and the responsibility of the adjacent homeowners.

Mrs. Carol Sample was then given the floor to present, on behalf of 31 homeowner petitioners, concerns and recommendations to better address the problems in the central Common Area and the eastern Limited Common areas that are between homes. Mrs. Sample indicated that communication between the BOD and homeowners could be improved and the recently announced website was a huge step in that direction. Mrs. Sample was commended for her thoughtful and thoroughly prepared presentation.

The BOD agreed to convene a separate meeting to further discuss some of these issues and try to determine priorities and timeframes. The BOD also noted to the present homeowners that while some of the recommendations are well presented and possible, many homeowners might not accept some. Specifically, items that would be costly might not win the approval of exterior homeowners whose homes face the golf course because they had already paid a premium for their lots and views. However, the BOD would try to come up with several options.

The BOD indicated that they have been discussing for several months the central Common and Limited areas unsightliness. The BOD present plan was to get the above ground irrigation system from the City of Castle Rock (presently being used at another location) in September, level the ground of these areas in Phase I and reseed them. The irrigation would be used on this area as long as possible for the remainder of the year to get the seed to take hold. In spring the same would be done to Phase II. It would take approximately 18 months to complete all areas. The BOD felt this was the most cost effective plan at this time. The BOD indicated that special attention would be paid to the Limited Common area that had run off from the April rains that went into some yards along Peninsula.

For discussion and example, Mr. O'Connor provided the following scenario for upgrading the Common and Limited areas by laying fescue grass. It would require a water tap that would cost The Peninsula Homeowners a one-time cost of approximately \$140,000 to \$170,000, divided by all lots. Maintaining and watering the grass through the summers would probably increase monthly dues to around \$100 per month.

New Business – Other

- Dog cleanup – More complaints were filed by homeowners regarding dog droppings as well as dogs “killing grass”. The BOD indicated that they are looking into “discard stations”. While they won't totally resolve the problem and might even invite outsiders to walk their dogs in station areas, this has helped to cut down the problem in other developments. The BOD is continuing to look into this.
- Wrought Iron Fence – So far several homeowners have indicated approval. However, Mrs. Sample also stated that allowing 2 types of fences would add to the “incontinuity” of the development. A suggestion was made to allow ONLY wrought iron fences for yards facing the golf course (except for those wooden fences already in place).
- Homeowners advised that some trees in the central Common area do not appear to be getting water. The maintenance company will be asked to check this. Dead trees need to be removed.
- The homeowner on Peninsula Circle with river rock on the road in front of his home for over 2 months will be asked to remove them ASAP.

Submitted by Nani Lindig, Secretary