

MINUTES
The Peninsula at Plum Creek HOA
Board of Directors Meeting
August 12, 2002
Safeway Community Room

Board Members in Attendance: Greg Keefer, Nani Lindig, Joe Wolf
Others in Attendance: John O'Connor, M/M Daddis, M/M Selos, Jerry Flory, Jim Glaser, M/M Anderson, Ron Patrick, Craig Keim, Valerie Mas, Steve Ewing

President Greg Keefer called the meeting to order at 7:00 p.m.

Hearings

Ewing – 1648 Sand Wedge Way – hot tub screening

Mr. Ewing asked for better clarification of what 'screening' meant. He will be in contact with his landscaper. He will have a plan to the board within 30-days.

Anderson – 995 Foursome – fence not in compliance

Mr. Anderson has requested a variance from the City of Castle Rock for a height variance due to stray golf ball concerns from the 15th fairway. He has been unable to reach Katrina in the City offices to determine status. At his request a copy of the letter sent by the Board on behalf of the Ruger's (Foursome Drive) will be provided to assist with his variance request.

Daddis – 1435 Mulligan – hot tub screening

After reviewing the plans submitted and previously approved by the Architectural Control Committee, it was determined that the Daddis' have complied with the plans to screen the hot tub. The bushes planted have grown between 1 and 2 feet but will just need more time to give a more 'screened' effect.

Nixon – did not appear before the board

Homeowner will be sent a letter to clarify Association's mitigation procedures.

Patrick – 1527 Peninsula Circle – column correction on back deck.

Mr. Patrick has had difficulty getting the builder to correct this problem. He will submit a correction plan within 30 days.

Home Owner Forum

Grading Issues:

With respect to grading issues presented at the July meeting resulting in run-off from non-landscaped homes on the west side of the Foursome Ct. cul-de-sac and run-on to the lots on the east side of Peninsula Circle, Pres. Greg Keefer opened the Home Owner Forum by advising interested homeowners that the grading plan submitted and approved by the City of Castle Rock is exactly as the grade is at these areas.

Homeowners were advised that the Board will be proceeding with the following and will notify affected homeowners by mail when this will begin, what the HOA will do and what **homeowners backing to limited common** areas are required to do:

1. Re-excavating and hydro-seeding will begin in September to approximately one-third of the limited common area running from Emerald (through Sand Wedge) down to approximately below Putter Place. The Association will be allowed to use an above ground watering system borrowed from the City of Castle Rock for approximately 4-6 months to establish the native grasses. Then the next third of the common area will be hydro-seeded and watered for a similar length of time. Finally, the last third which will be behind the

westside homes on Foursome and the eastside homes on Peninsula. This is expected to take 12 to 18 months.

2. Concurrent with the first phase of the hydro-seeding a rock swale will be put in on the limited common area from the mailboxes at the bottom of Foursome to the drain at the other end of the area close to Peninsula Circle. This will alleviate some of the runoff that occurred into lots 22-25 earlier in the summer.
3. Douglas County Maintenance will be asked to clear the common area of building material and clear the drain in preparation for the swale and future hydro-seeding.

Ashcroft Issues

Homeowners complained regarding run-off from unsold, un-landscaped lots owned by Ashcroft. Richard Dean of Ashcroft will be asked to attend a hearing to address these issues directly.

It was also noted that Kennedy Homes should to be contacted regarding weeds growing on their unsold as well as undeveloped lots.

Homeowners were advised that the Association can levy fines as well as place a lien on these lots and charge them for clearing the weeds and debris.

Minutes

The minutes of the July board meeting were presented, reviewed and approved for filing and inclusion on the HOA website.

Management Report

The Management reported that operating revenue for the year through July 31, 2002 is \$29,877 compared to a budgeted figure of \$27,454. Total operating expenses are \$20,995 compared to a budgeted figure of \$30,120 resulting in operating revenue exceeding operating expenses by \$8,922. It was noted that most of the excess funds will be used to address the re-excavating, hydro-seeding and swale items discussed in the Home Owner Forum.

The report and financial statements were approved as presented.

New Business

Fence Issue – Mr. O'Connor advised that only 18 homeowners had replied regarding the fence issue. Prior to this meeting Mr. O'Connor consulted with the attorneys for the Association regarding an opinion on changing the approved style of fencing. The opinion returned was that the Association Board could make the change without approvals. However, Board members felt that the entire development should be polled prior to making a decision on whether the existing wood fence would prevail or if future fencing would be of the wrought iron type. Board members will divide the development and poll all homeowners prior to the next board meeting.

Plans for Hydro seeding to begin in Phase I – This was discussed previously - refer to Home Owner Forum.

Submitted by Nani Lindig, Secretary