

MINUTES
The Peninsula of Plum Creek HOA
Board of Directors Meeting
September 9, 2002
Safeway Community Room

Board Members in Attendance: Greg Keefer, Don Hanneman, Nani Lindig, Joe Wolf
Others in attendance: John O'Connor, Gerry Flory, Sue Keefer, Randy and Kari Vier.

Pres. Greg Keefer called the meeting to order at 7:00pm

I. Hearings

Ashcroft homes did not appear to address a letter sent to them regarding weeds growing on unsold lots and bird nets in the eaves. Both items have not been taken care of. Another letter will be send advising Ashcroft that they have until September 30 to correct the problems or fines will be levied and a lien place on all subject properties.

II. The minutes were approved with typographical corrects noted that will be corrected for the file and the web site.

III. Home Owners Forum

- Mr. Flory was welcomed and present to observe the meeting procedures.
- Mr. and Mrs. Vier were present for the decision on the fence issue. Mrs. Vier reported on her research into iron fences. It showed that there was a considerable difference in price between 6 foot of fence between rails (as on Emerald Drive) or being able to put in a fence allowing 8 feet between rails.
- Mrs. Keefer, who had organized last years Labor Day party, reported that she has received calls regarding a development Halloween party for families this year. She was advised that there were funds available, but she did not wish to organize it. Nani Lindig asked Kari Vier, who was present, if she would consider meeting with her neighbors who have children to discuss organizing such an event for the development and Mrs. Vier agree to do so.

IV. Management Report

The total operating revenue for the eight-month period ending August 31, 2002 is \$32,531 (when adjusted for reserve transfer and transfer to master association) compared to a budgeted figure of \$31,376. Total operating expenses are \$24,171 compared to a budgeted figure of \$35,266 resulting in operating revenue exceeding expenses by \$8,360.

A majority of the overage of \$8,360 will be used for common area recommended corrections and upgrades.

An estimate to correct grading, clear the common area between homes, hydro-seed and install sprinklers was reviewed and approved by the board.

V. Old Business

Four ACC violations were discussed.

- Nani Lindig reported that 1648 Sand Wedge had taken care of spa screening by planting evergreens and perennials.

- Nani Lindig reported that 1633 Peninsula has sufficiently screened his spa from the golf course and will add more evergreen to one side to better screen it from neighbors.
- One other homeowner had been given until Sept. 12 to comply.
- The fourth homeowner had been given until 9/25 to comply.

VI. **New Business**

- **Survey of Fence Style**

With the write in votes and the telephone survey done by board members approximately 74% of the homeowners responded with 75% of that number opting to change the preferred fence style for The Peninsula at Plum Creek to iron, similar to the style along Emerald Drive. The board approved that this change be effective immediately.

Fences will be black metal – wrought iron or aluminum.

Height will be 4 ft.

No ornate additions are allowed.

Wood fence exceptions would be addressed by the ACC on a case-by-case basis when the subject property is surrounded by existing wood fences.

- **Status of Common Element hydro seeding in Phase I**

Mr. O'Connor reported that the trenching has begun in the common area, the maintenance company will be leveling and hydro-seeding and installing the temporary watering system beginning in Phase I during September.

There was some discussion again regarding notifying adjacent homeowners that they must keep off these areas for up to 18 months to allow the native grasses to take hold.

The goal is to be able to move to Phase II by April 1, 2003

Mr. O'Connor also stated that Autumn Landscaping would be replacing 6 dead trees in Phase I. These will be warranted for 1 year only. Trees are primarily in the Limited Common areas which requires adjacent homeowners must water trees in the summer or they will die again

- Mr. O'Connor will contact the homeowners who have painted their fence red that is not an approved color. No fence painting of any color was indicated on the fence application initially approved.
- On the basis of a letter received, the board accepted the resignation of Ken St. John effective immediately. The board will appoint a homeowner to serve until the next election annual meeting and election of officers.

The meeting was adjourned at 8:20 p.m.

Respect submitted, Nani Lindig