

MINUTES
The Peninsula of Plum Creek HOA
Board of Directors Meeting
October 16, 2002
Safeway Community Room

Board members in attendance: Greg Keefer, Don Hanneman, Nani Lindig, Joe Wolf
Others in attendance: John O'Connor, Gerry Flory, Ken & Sheri Townsdin, Jim Glasser, Tracy Caridi.

I. The meeting was called to order at 7:04 p.m.

II. Homeowner Forum

There were no homeowner issues that were not going to be addressed under old or new business.

III. Minutes

Corrections to New Business:

A correction was requested by Nani Lindig from Mr. O'Connor regarding appointing a homeowner to fill the board position vacant due to the resignation of Mr. St. John. The minutes stated that the board could appoint someone to serve the remainder of Mr. St. John's term. The correction should read that the board could appoint someone to serve until the next annual meeting election in November..

The board asked that the following be added to the Survey of Fence Style.
"Wood fence exceptions, would be addressed by the ACC on a case-by-case basis, when the subject lot is surrounded by existing wood fences."

The minutes were approved with the 2 noted corrections that will be made prior to posting the minutes on the website.

IV. Management Report

Through September 30, 2002 the total operating revenue was \$35,936 compared to a budgeted figure of \$35,298. Total operating expenses were \$28,791 compared to a budgeted figure of \$40,412 resulting in operating revenue exceeding operating expenses by \$11,370.

It was noted that the surplus would be significantly impacted during October when the expenses of the September hydro-seeding project and the installation of new trees were received.

V. Old Business

Hydro-seeding

Mr. O'Connor reported that the Phase I hydro-seeding was completed and the replacement trees were in. Watering would continue using the above ground temporary watering system as long as possible until freezing weather dictate that it be discontinued.

Nani Lindig questioned why the limited common adjoining Mr. Ewing's lot on Sand Wedge Way had not been hydro-seeded as it was part of Phase I and other "limited common" areas had been leveled and hydro-seeded. It was discussed that (1) the area next to Ewing's does not need leveling and (2) because of future construction of the adjoining lot this would be addressed

after the new home was constructed. Board members were in agreement as to this resolution and Nani Lindig was asked to contact Mr. Ewing to explain.

John O'Connor will follow up with Kennedy Homes regarding a September 9 letter that has not been addressed

Ashcroft Homes has corrected issues addressed in a September 10 letter.

VI. New Business

Variations of metal fence designs

Mr. O'Connor provided 2 metal fence details.

- The board approved 2 metal fence designs both of which were to be 4 ft. high.
- One variation allowed for 2 rails across – upper and lower
- The other allowed for 3 rails across – similar to that along Emerald Drive.
- Vertical rails at the bottom could end at the bottom cross rail or extend lower to the ground
- Posts would be placed 6 or 8 or 10 feet apart.
- Other specifics would be provided homeowners when they applied to the ACC for approval to install a fence.
- Gates would be evaluated at the time of request to install, on a case-by-case basis.

Annual Meeting

- The annual meeting of homeowners of The Peninsula of Plum Creek is scheduled for Wednesday, November 20 at the Safeway Community Room at 7:00 p.m.
- A letter will go out to homeowners by the end of October advising of the meeting and of 4 board positions that would be up for election. The letter will advise homeowners interested in running for a board position or for nominating someone that they MUST contact John O'Connor prior to the meeting to be placed on the slate.
- Mr. O'Connor will provide a revised 2003 budget to the board, for review, before the annual meeting.

Request to modify limited common element on Peninsula Circle

Jim Glasser represented 12 of 13 homeowners who's homes back to the limited common area that runs from Double Eagle Ct. to the north to Peninsula Circle to the south. This area experienced excessive erosion during a summer rainstorm due to grading. The homeowners want to sod the area and were requesting that the Board approve money to sod the area. The board agreed in theory that since the area was to be hydro-seeded with native grasses sometime next year they would approve ONLY those exact funds to help the homeowners. All homeowners would be required to sign a document that they were in agreement and understood their responsibility with respect to maintaining the area (watering, cleared of weeds). The homeowners would have to put the sodding out to bid and provide a complete request to the board before a formal approval would be made. It was clarified that once a formal approval was made by the board the funds would only be reimbursed after the project was completed.

There was further discussion about the same financial assistance being made to other homeowners. However, the board was very clear that this was not intended to be a "reimbursement" program for homeowners to do what they are already required to do to limited common areas to the back or side of homes. The discussions and future approval pertained only to the 13 lots described as a way of helping to mitigate run-off problems not considered when plot maps were drawn.

The meeting was adjourned at 8:12 after ACC discussions
Nani Lindig, Secretary

ARCHITECTURAL CONTROL COMMITTEE

October 16, 2002

Caridi – 1428 Peninsula Circle

Approved landscaping improvements

Griffin – 1575 Sand Wedge Way

Approved a metal backyard fence with the understanding that it does not encroach onto the limited common area behind the home.

Storer – 1611 Sand Wedge Way

Approved stamped concrete patio in backyard

Nixon – 1633 Peninsula Circle

Approved – Formal written request to install additional evergreens around hot-tub. Issue had been discussed and verbally approved at September meeting

Sample – 891 Foursome

Not approved. Stain applied to wood fence turned out redder than anticipated. The board agreed that the stain would have to be removed. Power washing was suggested as one possible way. Joe Wolf offered to call a contact at Split Rail to inquire into a method he was aware of. Joe would report to Mr. O'Connor who would relay the information to the homeowner.