

THE PENINSULA AT PLUM CREEK HOMEOWNERS ASSOCIATION

BOARD MEETING

JANUARY 15, 2003

John O'Connor called the Jan. '03 meeting of the Peninsula at Plum Creek Villages Homeowners Association Board of Directors to order at 7:00 pm January 15, 2003. The Board of Directors past and newly elected were in attendance with one additional resident in attendance.

Nominations for officers among the Board of Directors were made, seconded and unanimously accepted as follows:

Greg Keefer -- President

Anne Quinn -- V.P.

Bruce Caridi - Treasurer

Jim Herrington -- Secretary

Jerry Flory -- Chairman of the Architectural Control Committee (ACC)

John O'Connor presented the Management report. The report was discussed and new officers advised on layout of the report and cash flow expectations. The report was accepted without change.

Old business discussions centered on the ongoing effort to reconcile the "Exhibit C" fencing standards between the Town of Castle Rock records and our governing documents. Communication with the decision-making authorities has been minimal to this point for various rationales. John O'Connor noted this item will take more time to finalize but no long-term resistance is expected. The item was tabled for further review and discussion.

The previous board was thanked for their service and excused them.

New Business included discussions on how to handle 'pet' nuisance complaints. It was agreed that the H.O. Association would initially send a letter to the Home Owner to advise them of citizen concerns. If complaints continue or there are repeat offenses, animal control for Castle Rock shall be contacted and ultimately the fines for willful non-compliance will be imposed by the Home Owners Association or appropriate municipal authority.

Discussions related to future 'gating' of the community and 'zeroscape' changes to the landscape appendix were tabled without motions.

Mr. O'Connor requested deferral of assigning terms to newly elected officers until the Feb. 2003 meeting without objection.

Discussions related to upgrade and maintenance of the Association website resulted in Bruce Caridi accepting that responsibility. Better communication to include collection of e-mail addresses for association members was discussed. Again, Bruce accepted responsibility for accumulating and compiling this information.

Other discussions centered on ensuring new owners of re sales properties are made aware of the prevailing covenants and ensure they receive copies of the same.

Kennedy Homes request for a banner sign to promote 'For Sale' properties was denied. The board would consider a 'well appointed' stationary sign in lieu of the banner if tastefully done and maintained.

Being there was no other business, the meeting was adjourned at 8:15 pm.

Respectfully submitted

Jim Herrington  
Secretary