

MINUTES
The Peninsula of Plum Creek HOA
Board of Directors Meeting
February 19, 2002
Safeway Community Room

Board members in attendance: Greg Keefer, Gerry Flory, Anne Quinn, Jim Herrington and Bruce Caridi.

Others in attendance: John O'Connor of Pristine Communities, Duane Farnsworth of Douglas County Maintenance and homeowner Edward Haibt.

I. The meeting was called to order at 7:00 p.m.

II. Homeowner Forum

Homeowner Edward Haibt inquired about the architectural guidelines and what the Association was planning to do about the small area of common element that is adjacent to his property. He was advised that the area would be seeded with native grasses when moisture is available to germinate the seed.

III. Minutes

A motion was made, seconded and passed to approve the Minutes of the January 15, 2003 meeting with the following corrections; Greg Keefer's name is spelled Kiefer and Anne Quinn's name is spelled Ann.

IV. Management Report

The financial report as of January 31, 2003 was submitted by John O'Connor. A motion was made, seconded and passed unanimously to approve the report as presented.

V. Old Business

Site Plan Modification of Fence Design

Mr. O'Connor advised the Board that the Town of Castle Rock had approved the change of the fence design from the wooden fence to the metal fence and were considering it a minor modification to the approved site plan. Nolte Engineering has been retained to make the changes to the site plan milars so they can be submitted to the Town of Castle Rock. The cost assessed by the Town for this change is \$ 400.00.

VI. New Business

John O'Connor was instructed to send a letter to a homeowner who has stained a fence with a material that is not in keeping with the transparent stain colors that have been approved for other homes. This homeowner must power wash and re stain the fence with an acceptable color stain before May 30, 2003.

John O'Connor was requested to obtain cost estimates of constructing another entrance monument at the south entrance to the community that would be exactly like the monument located at Foursome Drive and Emerald Drive.

The Board reviewed and approved a letter to be sent to all homeowners that addresses many of the questions that are posed by the homeowners.

The meeting was adjourned at 8:12 after ACC discussions
Jim Herrington Secretary

ARCHITECTURAL CONTROL COMMITTEE

February 19, 2003

Haiht - 1251 Double Eagle

Approved modification to existing landscape plan that involves relocation of one evergreen tree and the addition of an another 8' evergreen tree.

McGrail - 1524 Sand Wedge Way

Approved the installation of a hot tub in the back yard. The request included planting of trees to screen the hot tub from neighbors and Emerald Drive.