

MINUTES
The Peninsula of Plum Creek HOA
Board of Directors Meeting
April 16, 2003
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, and homeowner Janet Herrington.

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

II. Homeowner Forum – None required or offered

III. Minutes

A motion was made, seconded and passed to approve the Minutes of the February 19, 2003 meeting with the following corrections; Anne Quinn's name is spelled Anne – not Ann as previously set forth.

IV. Management Report

The financial report as of March 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. New design is now in affect.

John O'Connor submitted 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 subject was tabled for discussion at the next meeting after preliminary investigations of 'gating' the Peninsula Community have been reviewed. The board favored construction of the additional monument and is prepared for the expenditure when the appropriate location can be determined.

Landscape maintenance contract was approved as submitted with a requirement to include 'bond or liability insurance' versus the stated 'hold harmless' clause in the contract for damages caused.

Discussion related to 16th tee issue was deferred for Mr. O'Connor's detailed input.

VI. Architect Review – Approved

Changes requested by Mr. Ken Willis to remove grasses and plant shrubs, locate rocks and include drip system in the steep slope section outside his patio area adjacent to the limited/common area.

Note: Emails received from neighbors concerning common and limited common areas were addressed informally and referred for neighborhood arbitration unless continued abuse/aggravation persists.

Adjourned – 8:20 pm

Submitted by Jim Herrington's Administrative Assistant