

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
May 21, 2003
Safeway Community Room

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

Others in attendance: John O'Connor of Pristine Communities, and homeowner Randy Vier.

I. V. Pres. Anne Quinn called the meeting 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 April 16, 2003 meeting.

IV. Management Report

John O'Connor submitted the financial report as of April 30, 2003. A motion was made, seconded and passed unanimously to approve the report as presented.

V. Old Business

The board approved siting and expenditure of funds to construct a duplicate entrance monument at Peninsula Circle and Emerald at previously stated costs.

(891 Foursome Dr.) Samples fence issue – Mr. O'Connor instructed by the board to send a letter to the samples requiring their fence be replaced to conform to either the current or previous exhibit C. Concern over setting an indefensible precedent dominated discussions of leniency and prevailed.

VI. New Business

Mr. Sanchez Association dues have been brought current – The landscape issues related to their two properties were tabled until the June meeting after Mr. Sanchez returns to the area.

VII. Architect Review

The Sample's tree planting request and use of common area for equipment entry were approved as requested. (891 Foursome Dr.)

The Vier Landscaping request on the limited common area was approved as requested (1521 Sandwedge Way)

The McDougal (1487 Peninsula Ln.) request to replace existing windows with bay (garden) windows was approved as requested.

The request for landscaping and to improve the common area bordering the Cardi residence was approved as presented (1428 Peninsula Circle & 1395)

Kennedy Homes request to construct a new style of Home was rejected, requesting better elevation portrayals and exterior views.

Adjourned – 8:30 pm

Submitted by Jim Herrington