

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
July 16, 2003
Safeway Store Community Room

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

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

II. Homeowner Forum

a. **Discussions by several homeowners stressed concerns over loitering, mischievous and possible drug related activities in the neighborhood. Considerable discussion resulted in HOA referring citizens to local police for enforcement. The Board recognizes the concerns and further recommends research into *Neighborhood Watch* and a *Citizen Action Committee* to address these concerns to invited law enforcement authorities. Citizens Group will proceed with no further HOA involvement.**

b. **A homeowner requested approval to establish a preschool (business) at their residence with students not to exceed four children, three to four hours per day, two to three days per week. Safety concerns were raised over the “child play” in the heavily traveled street, as this is the primary residential artery and corner intersection with Foursome Dr and Sandwedge Way. The homeowner expressed appreciation for the safety concerns and assured all play and recess would occur within the fenced area behind the home. Action was tabled pending approval from the proper municipal authorities.**

III. Minutes

A motion was made, seconded and passed to approve the Minutes of the June 18 meeting after clarification of expectations related to submission and completion of landscaping at the Sanchez properties. Failure to complete landscaping before August 1, 2003 will result in a \$25 per day fine on each applicable property.

IV. Management Report

Financial statements approved as submitted. Delinquencies will be address by Mr. O'Connor and legal as required.

V. Old Business

Refer to Homeowner Forum above.

VI. New Business

1499 Putter Place- Issues related to the maintenance of limited common areas have been resolved without HOA action.

VII. Architectural Review Committee

- A. Denied approval to violate fence exhibit by using wooden fence- letter to Mr. Varughese (1059 Foursome Dr).
- B. Approved landscape plan for Mr. Begler (1037 Foursome Dr). Denied approval for wood fence
- C. Jackson landscape approved (1338 Peninsula)
- D. Mr. Herrington approved patio plan with understanding that the color would match the existing stone color (1183 Foursome Dr).

Adjourned – 8:45 pm

Submitted by Jim Herrington