

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
January 21, 2004
Safeway Store

Board members in attendance: Anne Quinn, Jim Herrington, Jerry Flory, Chuck Rodgers, Bruce Caridi, and John O'Connor.

January meeting called to order at 7:05 p.m.

Homeowner Forum – a. Mr. Begler (1037 Foursome Dr) continues to seek relief from existing fence standards. The Board remains steadfast in a no tolerance policy as it related to the current standard.

b. The Mehta Gazebo project was discussed at length and the Board retired to Executive session to further discuss with HOA attorney. Tabled to the Feb 2004 meeting.

January 04 actions reflective of the November Annual Meeting:

- I. Homeowner Quorum** – Mr. O'Connor confirmed the presence of the minimum 31 homeowners in attendance or represented by proxy.
- II. Notification of Annual Meeting & election of representatives** – Mr. O'Connor confirmed the advanced notice of the Annual Meeting.
- III. Minutes** – A motion was made, seconded, and passed to approve the minutes of the October 15, 2003 meeting.
- IV. Management Report-** Financial statements approved as submitted.
- V. Old Business** – The Board discussed various projects approved and completed throughout 2003. The bench for school children and the new entry signs are complete. The Board appropriated and authorized \$250 to purchase stepping-stones for the area. Other discussions related to the new fencing design and hydra seeding of common/limited common areas.
- VI. New Business**
 - a. Nominations from the floor were opened for the position being vacated by Greg Keefer. Chuck Rodgers had been previously nominated. No other nominations were forthcoming and Mr. Rodgers was elected by unanimous acclamation.
- VII. Architectural Review Committee - None**

Adjourned – 8:10 pm

Submitted by Jim Herrington