

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

Meeting called to order at 7:00 p.m. by President Quinn

Board members in attendance: Anne Quinn, Gerry Flory, Chuck Rodgers and Bruce Caridi. Also, John O'Connor of Pristine Communities, Inc..

I. Homeowner Quorum.

A number of homeowners were in attendance to learn more about the proposed modifications to the Common Tracts. Board members provided an overview and advised that a survey form would be distributed in the near future and the plans would be fully discussed at the May Board meeting.

II. Management Report.

A Motion was made, seconded and passed to approve the March financial statements as submitted.

The Board was provided current action that is being pursued on two Homeowners.

III. Old Business.

Motion was made, seconded and passed to approve the amended landscape maintenance contract submitted by Douglas County Maintenance Co. in the amount of \$ 7,873.95.

IV. New Business.

The Board reviewed the proposal submitted by Douglas County Maintenance Co. for the construction of a dry river bed for the entire length of the Common Tract and an accompanying Breeze walking path at a cost of \$ 30,690. The Board tabled the matter until the results of survey are completed, the final design of the project is completed and competitive bid proposals are solicited.

V. Architectural Review Committee.

A Motion was made, seconded and passed approving the request submitted by Brett Walker 907 Foursome Drive.

A Motion was made, seconded and passed approving the request submitted by Randy Quinn 1662 Peninsula Circle

A Motion was made, seconded and passed approving the request submitted by John Francis 1493 Peninsula Circle.

A Motion was made, seconded and passed approving the request submitted by Eric Bratz 1501 Mulligan Place.

A Motion was made, seconded and passed approving the request submitted by Jeff Andrews 14325 Peninsula Circle.

A Motion was made, seconded and passed approving the request submitted by Jerry Flory 1395 Peninsula Circle.

VIII. Adjournment.

There being no additional business to come before the Board of Directors, a Motion was made, seconded and passed to adjourn the meeting at 8:45p.m.

Respectfully submitted

John O'Connor
Recording Secretary