

Combined Minutes  
The Peninsula of Plum Creek HOA  
Board of Directors Meeting  
18 August & 15 September, 2004  
Safeway Store

**Both meetings called to order at 7:00 p.m.**

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

**1. Home owner forum:**

Ms Lindig presented the first newsletter & asked for input and overview for the newly developed community newsletter

Discussion of the Vier day care center resulted in Mr O'Conner writing a letter to the Ms Vier requesting she come to the September meeting for a hearing on the matter...Mr Vier arrived at the September meeting late offering a license to operate a day care at their home valid through 31 Dec 04. He stated it had been presented to Mr O'Conner months earlier and had been told that satisfied all their obligations to the association and the neighborhood. In open discussions related to this matter, Mr Vier told a concerned neighbor [REDACTED] it was none of her business although directly impacted. The Board noted that she (Ms Vier) had not returned to the board for approval as requested & required. Since Mr O'Conner was not in attendance to interact, the matter was tabled for the October meeting. Much of the discussion centered on the growing safety concerns for children of many of the homeowners. Many of the parents on Sandwedge Way encourage and supervise play in the street by very small children on various wheeled toys. Some HOA members & homeowners expressed increasing concern that adding a day care center would compound an already dangerous situation. Some homeowners exclaimed that children always have & always will play in the streets. Mr Jim Glasser expressed the opinion that homeowners concerned for the safety of these children should move to a community where [REDACTED] no children are allowed.

Substantial discussion centered on the drainage in the limited common which reveals @ Double Eagle Ct. Mr Glasser & adjoining neighbor presented defense of landscaping plans which include deepening and directing of water flow channels. The matter was deferred to an on site visit in the days following the HOA meeting.

Mr Salo presented a rendering of the proposed footbridge for the planned dry riverbed.

**2. Minutes.** The August minutes were not available for approval and deferred to the October meeting for discussion and approval.

**3. Management Reports.**

Financial statements approved as submitted.

**4. Old Business.** The board discussed & voted to proceed with the common area improvements, to include purchase of a water tap to improve water access for maintenance of common areas & accept bid proposals for the curb side meter /distribution pit & equipment.

**5. New Business:**

Most discussions were addressed in the Homeowner forum

**6. Architectural Review Committee**

None submitted to the secretary for inclusion

**7. The September Meeting adjourned at 8:40 PM**

Submitted by Jim Herrington