

## Special Meeting Minutes

### The Peninsula of Plum Creek HOA Board of Directors Special Meeting

July 15, 2004

Home of Anne Quinn

Special meeting called to order at 7:00

Board members in attendance: Gerry Flory, John Enger, Jim Herrington, Anne Quinn

1. Approve the initial Common Area Project: (See attached map and sketches)

*John Enger made a motion to approve the project, Gerry Flory seconded, (Discussion included concern that we were limiting our access to the Common Area. The entry way to the Common Area at both Mulligan Place and Foresome Drive would be extended to 10 feet), the motion passed unanimously by the board. Areas 2, 3, 7, and Mailbox 6 were approved for immediate work. The Limited Common Area located directly across Sandwedge from Mailbox 1 was eliminated from the project as it does not connect directly to the Common Area nor is there a mailbox on this property. Suburban Earthworks will be awarded the contract. 50% of the project will be paid for on delivery of the materials, remaining 50% paid at final inspection and approval by the board.*

*Jim Herrington expressed concern that the board was not notified of the problem related to landscaping of the approved Limited Common Area until 24 hours prior to contract signing. We received no opinions other than negative comments from our lawyer.*

*Jim had spoken to John O'Connor asking for direction, and he feels that the board should have been better informed about the legality involved in the Limited Common Area. Other board members related similar feelings but felt that John O'Connor perhaps was not in the loop entirely.*

2. Authorize attorney to develop a document allowing certain

**Limited Common Areas to be converted to Common Areas:  
See attached map and sketches)**

***Jim Herrington made a motion to approve, Gerry Flory seconded, and the motion passed unanimously.***

- 3. Approve the balance of the Common Area and Converted Limited Area project: (See map and sketches)  
*Motion made by Gerry Flory seconded by Jim Herrington and passed unanimously by board members in attendance. Bruce Caridi was out of town. Balance of project will include walking path, riverbed from top of Sandwedge to Peninsula Circle and installation of irrigation piping for future irrigation. Additionally this project will complete the converted Limited Common Area at Sandwedge Way, Double Eagle Court and Peninsula Circle. Board will consider accommodations to those homeowners requiring privacy screening.***
  
- 4. Request a project rebid from Douglas County and a new bid from Suburban Earthworks that would include a walking path, dry river bed and irrigation system that would provide water to sustain natural growth. *Approved by the members of the board who were in attendance..Bruce Caridi was out of town. (Board has chosen to waive a third bid.)***

**ADDITIONAL DISCUSSION:**

- 1) Board will establish posted rules for Common Area.**
  
- 2) Board believes all of these improvements can be completed with existing and future funds.**

**Submitted by Anne Quinn**