

Minutes  
The Peninsula of Plum Creek HOA  
Board of Directors Meeting  
February 16,2005  
Safeway Store

Meeting called to order at 7:00 p.m.

Board members in attendance: Anne Quinn, Jerry Flory, Randy Vier, John Enger and Bruce Caridi; additionally, John O'Connor of Pristine Communities, Inc.

**I. Election of Officers.**

A motion was made by Jerry Flory and seconded by John Enger to elect Anne Quinn to the position of President for 2005. The motion passed unanimously.

A motion was made by Anne Quinn and seconded by John Enger to elect Jerry Flory to the position of Vice President for 2005. The motion passed unanimously.

A motion was made by John Enger and seconded by Anne Quinn to elect Bruce Caridi to the position of Treasurer for 2005. The motion passed unanimously.

A motion was made by Jerry Flory and seconded by Bruce Caridi to elect Randy Vier to the position of Secretary for 2005. The motion passed unanimously.

**II. Management Report.** Financial statements for the period ending January 31, 2005 were submitted by John O'Connor. Also delinquent homeowners were discussed and the Board instructed John O'Connor to proceed with the required collection effort to bring the delinquent accounts current. A Motion was made seconded and passed approving the management report as submitted.

The Board also instructed John O'Connor to proceed with initiating an EFT payment program that hopefully could be implemented by May 2005.

John O'Connor reported to the Board that Suburban Waste would be sending a notice to all homeowners about their recycling program that is available at no additional cost.

**III. Old Business.** The Board discussed various aspects of the proposed improvements to the common elements and also reviewed a landscape design proposal submitted by Natural Design Solutions. The Board

decided to table the design proposal until they could investigate various plant materials and also obtain guidance from the Utility Department of the Town of Castle Rock.

John Enger reported that the installation of the second water tap pit should be proceeding within the near future.

Jerry Flory reported that is continuing to work with the drainage engineer on a solution to the drainage situation between Peninsula Circle and Foursome Drive.

**IV. New Business.**

**V. Architectural Review Committee.**

A request to plant additional trees in the Limited Common Element behind 877 Foursome Drive was approved as submitted.

**VI. There being no further business to come before the Board, the meeting was adjourned at 8:45.p.m.**

Respectfully submitted,

John O'Connor  
Recording Secretary