

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
April 25, 2005
Safeway Store

Meeting called to order at 7:00 PM

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

- I. Approval of last months minutes – Randy Vier – Secretary – John O'Connor to put notes into packet.
- II. Homeowner Forum
 - A. Special thanks to Ron Selos for his contribution to the common area – a bridge crossing the dry riverbed.
 1. Thanks to those neighbors and board members who helped to move it and put it in place.
 - B. The Wells also attended and submitted a request to add a 4' x 16' x 12" flowerbed parallel to the property line to the home adjacent to the south of their home. Their neighbors approved it and the board approved it. They were also approved for putting in a mound in the limited common space behind their home.
- III. Management report
 - A. For the month of March
 1. Operating income for the month was \$4,802 vs. a budget of \$4,982.
 2. Total operating expense for the month was \$964 as compared to a budget expense of \$2,508, resulting in a net surplus of \$3,837.
 - B. For the 2005 Y-T-D
 1. Operating income was \$15,681 vs. operating expense of \$4,248 resulting in a surplus of \$11,432.
- IV. Review of delinquent HOA dues
 - A. Accounts greater than 4-5 months delinquent receive a letter from the HOA lawyer and they are responsible for \$110 of lawyer fees which are passed onto them. If not paid a lien is placed on the property.
 - B. Current homeowner's delinquent totals seven.
- V. Old business
 - A. Common element improvements
 1. Douglas County Maintenance was in attendance – Dwayne.
 - a. The board was presented a new device, WeatherTRAK ET. The device is designed to offer an alternative to traditional irrigation timers that water regardless of current weather conditions and regardless of what the landscape really needs.
 - b. Based on feedback from the City - HOA's will be asked to reduce their water usage and this device is an excellent way to conserve water, water only when needed, and the City/Douglas County Maintenance endorse it.
 - c. For a cost of approximately \$1,000, which is the same cost as a traditional timer, which would need to be purchased for the lower common area, the board unanimously approved its purchase.
 1. Annual cost savings in using this device over a traditional timer is about 30% of annual water cost.
 2. The first year satellite service fee of \$84 is waived.
 - B. Board received a bid from Douglas County Maintenance for \$1,962.50 for a water tap for sprinklers in the lower common space.

- C. Drainage in common space. The board has bids and recommendation from a licensed engineer. Summary for the cobble stone riverbed is one foot wide and six inches deep with cobblestone on both sides up to three feet in width. This makes the entire bed seven feet wide.
 - D. Landscape design proposals. The board has received design/build proposals and separate bids for design and separate bids for installation. The board has scheduled follow up meetings with the companies submitting bids to insure they have included all of the necessary specifications.
- VI. New business
- A. Light poles are leaning. John O'Connor will call the electric company to get them out to resolve the issue.
 - B. Concern of motorized scooters, mini-bikes being operated by children under 16 years of age. Board is checking with city code to get information to pass onto homeowners.
 - C. The Woodman Group has donated \$500 to the HOA through the Herringtons. This money can be used in the beautification project for the common area.
- VII. Architectural Review
- A. Garage doors review of 1415 Peninsula Circle. Homeowner to provide color samples. Homeowner to insure doors rollup vs. open outward into the driveway.