

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
May 18, 2005
Safeway Store

Meeting called to order at 7:00 PM

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

- I. Approval of last months minutes – Randy Vier - Secretary.
- II. Homeowner forum
 - A. Ron Selos– requested the planting of shrubs and flowerbeds adjacent to his home and the common area. The board felt there would be no issue, and Ron was asked to provide a sketch and list the type of plants his requesting to plant.
 - B. Lori _____ was present to listen to plans for the common area.
 - C. Mike and Paula _____ were present to listen to plans for the common area. Their property backs up to the common area. They wanted to know about the limited common area on the side of their home adjacent to their neighbors. The board said they could develop the area by providing a drawing and listing of what they would like to do. Mike and Paula thought they would wait until the common area was finished before finishing their limited common area.
- III. Management Report
 - A. Income and expense statement
 1. For the month of April actual expenses to budget analysis.
 - a. Actual income was \$5,232 while budget income was \$4,982 for a surplus over budget of \$250.
 - b. Expenses incurred were \$3,146 while budget expense was \$5,808 for a surplus over budget of \$2,662.
 2. For Y-T-D, 2005
 - a. For the four month period operating income was \$20,913 and operating expenses were \$7,395 resulting an operating surplus of \$13,517.
- IV. Review of delinquent HOA dues
 - A. There are currently 10 homeowners delinquent in paying their homeowners dues.
 - B. All delinquent accounts are sent letters informing them of status of their account
 - C. Accounts greater than 4-5 months delinquent receive a letter from the HOA lawyer and the homeowner is responsible for \$110 of lawyer fees which are passed onto them. If not paid a lien is placed on the property.
- V. Review of old business
 - A. Common area improvements
 1. Bids are still being obtained from designers and contractors.
 2. The board is waiting on two more bids.
 3. At the June meeting the board hopes to have all bids and a contractor can be selected.
 - B. Status of additional water tap
 1. The water tap in the lower common area is installed.
 2. A flowerbed has been installed in the lower common area.
 - C. Status of drainage behind homes on Peninsula Circle
 1. A report is expected from a City Engineer in the month of May.
 2. The report should define what is needed to make runoff water flow from Foursome towards the drain.
 - D. Common areas will be sprayed for weeds and tree care will be occurring in May/June.

- VI. New business
 - A. The Board has purchased “No Soliciting” letters to be placed on the Peninsula monuments at the entrances to the neighborhood.
 - B. Denise Sackett will be coordinating the summer block party.
 - C. There is a neighborhood garage sale scheduled for June 10 and 11, 2005.
- VII. Meeting adjourned at 7:50 PM

Respectfully submitted,

Randy Vier
Secretary
June 5, 2005