

Minutes  
The Peninsula of Plum Creek HOA  
Board of Directors Meeting  
June 15, 2005  
Safeway Store

Meeting called to order at 7:00 PM

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

- I. Approval of last months minutes – Jerry Flory
- II. Homeowner forum  
No homeowners present
- III. Management Report
  - A. Income and expense statement
    1. For the month of May 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 \$9,155 while budget expense was \$ 10,741 for a surplus over budget of \$ 1,586.
    2. For Y-T-D, 2005
      - a. For the five month period operating income was \$26,145 and operating expenses were \$16,550 resulting an operating surplus of \$ 9,594.
- IV. 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 July meeting the board hopes to have all bids and a contractor can be selected.
  - B. Status of drainage behind homes on Peninsula Circle
    1. A report from the independent engineer was presented
    2. John O'Connor was requested to obtain bids for this work.
- V. New business
- VI. Meeting adjourned at 7:50 PM

Respectfully submitted,

John O'Connor  
Secretary  
July 11, 2005