

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
August 17, 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 – Anne Quinn acting secretary.
- II. Homeowner forum
 - A. Janet Herrington – brought a recommendation to the board to allow homeowners to purchase blue spruce trees to be planted along Emerald Drive. Trees could be planted in the memory of a loved one and recognized on a plaque that could be put on a boulder. The Herrington's would donate through their company, The Woodman Group, mulch and boards around the trees. Janet presented a summary of what she was proposing. The board recommended that she talk to all of the homeowners affected on Emerald to see if concerns are present. The board basically felt it was good idea. Anne Quinn will review her summary and publish it in the community newsletter.
 - B. Paula Vella – brought in a proposal to install storage shed on her patio that would blend with the side of their home. Doors would face their direction so neighbors would not be inconvenienced. The board thought the proposal would be all right based on a walk of the property. Final decision would then be communicated. Paula also expressed concern about her limited common space next to her home and drainage from the limited common to the street – water flows over the street.
 1. The board recommended for her to contact the city on the sidewalk drainage problem – Dan Sailer's name was given in Public Works.
 2. The limited common space can be completed if it needs to happen prior to the common space development. Jerry thought rock could be delivered from many other points throughout the neighborhood.
 - C. Ted Nicholas – in attendance.
- III. Management Report
 - A. Income and expense statement
 1. For the month of July actual expenses to budget analysis.
 - a. Actual income was \$5,232 while budget income was \$4,982.
 - b. Expenses incurred were \$7,757.07 while budget expense was \$9,076.30.
 - c. Total income for July less expenses was \$1,569.23.
 2. For Y-T-D, 2005
 - a. Actual income Y-T-D was \$36,486.30, while budget income was \$36,624.
 - b. Expenses incurred Y-T-D are \$28,269.54 while budget expense was \$41,942.10.
 - c. Total income Y-T-D less expenses was \$15,375.86.
- IV. Review of delinquent HOA dues
 - A. All delinquent accounts are sent letters informing them of status of their account
 - B. 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.
 - C. Homeowner's delinquents are nine.

- V. Review of old business
 - A. Common area improvements
 - 1. Three bid packages sent out to contractors on August 9, 2005.
 - 2. Questions are arising about power drops, timer to run sprinkler and other questions outside of the scope of the project. John O'Conner should tell contractors to bid on the hard scape and soft scape as separate projects. Bridge spec should be a 3'x8'x3" thick rock slab.
 - 3. One bid has been received.
 - B. Status of drainage behind Peninsula Circle
 - 1. Four bid packages sent out to contractors in July.
 - 2. No replies as of yet from contractors.
 - 3. Once bids are received, analyzed and contract awarded the homeowners will be contacted to let them know what is going to happen in a special meeting or mailer. We want to involve them in the approval process to help the drainage behind their homes.

- VI. New business
 - A. Neighborhood Watch Program
 - 1. Anne will notify the police department of 4 future dates to come to a board meeting and discuss the program and help get us started.
 - 2. We'll post signs at entrance letting neighbors, kids and anyone entering our neighborhood that we have a program.
 - 3. We'll let all homeowners know via a mailer.
 - B. Code of conduct – tabled.
 - C. The Williams would like to have a Neighborhood Hog Roast. The board approved for the remainder of the budgeted Neighborhood Picnic to go to them to purchase the hog. Approximate money left over is \$450.00.

- VII. Architectural Review Committee
 - A. 1365 Peninsula Circle – major landscape remodel – approved.
 - B. 1323 Peninsula Circle – back and front yard remodel – approved.
 - C. 931 Foursome – Sod in limited common area – approved.
 - D. 1013 Foursome – Take out 8 trees, put waterfall in front yard – approved.

- VIII. Special thanks to everyone who organized and contributed to the Neighborhood Picnic! It was a huge success.

- IX. Meeting adjourned at 8:00 PM

Respectfully submitted,

Randy Vier
Secretary
July 17, 2005

