

Minutes  
The Peninsula of Plum Creek HOA  
Board of Directors Meeting  
September 21, 2005  
Safeway Store

Meeting called to order at 7:00 PM

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

- I. Approval of last months minutes – Randy Vier - Secretary.
- II. Amended notes from August 17, 2005 minutes – Total income Y-T-D less expense was actually \$8,307.76 and not \$15,375.86 as listed in the minutes.
- III. Financial statements
  - A. Operating income for the month of August was \$5,841 as compared to a budgeted revenue figure of \$4,982.
  - B. Total operating expenses for the month were \$6,442 as compared to a budget expense of \$5,608 resulting in a net operating deficit of \$600.
  - C. Y-T-D for the eight-month period operating income is \$42,418 and operating expenses were \$34,711 resulting in an operating surplus of \$7,707.
- IV. Review of delinquent HOA dues.
  - A. All delinquent accounts are sent letters informing them of the 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. If not paid a lien is placed on the property.
  - C. Homeowner's delinquents are eight. Five have been sent letters from our attorney, two are in foreclosure, and one is approaching a letter from our attorney.
- V. Homeowner's Forum
  - A. Nobody present.
- VI. Review of old business
  - A. Common area landscaping
    1. Three bids received. Waiting on a fourth.
  - B. Code of conduct
    1. Tabled. The board will review when the outcome of Senate bill 100 comes out.
  - C. ACH – automated withdrawal for HOA dues still working on this. Form was designed.
  - D. Neighborhood watch program – 3 people showed up for the meeting. Idea decided to not go further based on lack of homeowner support.
  - E. October 12 pig roast. It was agreed to give the remaining balance of the summer's block party money, approximately \$500 to Jim and Marty Williams.
  - F. Emerald beautification
    1. It was agreed to by the board to donate \$500 for two trees.
    2. Swingle has a proposal to recharge the trees for \$378 in any month with less than 1-1/2 inches of moisture. The board will investigate further as winter approaches.
  - G. It was also discussed to have Douglas County Maintenance (DCM) do snow removal. The board tabled this idea.
- VII. New business
  - A. Motion was approved to have all mailings to homeowners come in an envelope or with the logo of Plum Creek on it – Jerry volunteered to do a mock up design.
  - B. Currently mailings have Pristine Communities on it and some homeowners may be throwing it away not realizing it is the HOA.
- VIII. Meeting adjourned at 8:07 PM

