

Minutes
The Peninsula of Plum Creek HOA
Board of Directors Meeting
September 20, 2006
Philip S. Miller Library

Meeting called to order at 7:15 PM

Board members in attendance: Jerry Flory, Bruce Caridi, and John Enger.

John O'Connor was on vacation, so no minutes were available for approval at this meeting.

A motion was made, seconded and passed approving the management report as of August 31, 2006.

The Board discussed the HOA dues delinquency list, which has increased in the number of delinquent homeowners as well as the amounts owed by each. A concern was raised that we should consider stiffer penalties, and also that we are notified when homeowners are 2 months delinquent.

The Board discussed the softscape proposal from TruGreen and decided to further postpone moving ahead with this project until all the irrigation is complete. The Board did approve moving forward with a contract with TruGreen to create a 6' clearing around each existing tree and irrigation station in the common area, clean and/or repair each drip line, and put down a weed barrier and mulch. This will allow the Board to conduct a thorough inspection of each irrigation station to ensure it is working properly.

The Board discussed the recent washout of parts of the walking path, and has decided to meet with TruGreen next week to walk the path and discuss options to correct the problems.

The Kephart matter regarding the trampoline location was discussed, and it was decided that a site visit by the Board is necessary and will be scheduled soon.

An architectural request for installation of a protective screen at 1013 Foursome was approved contingent on agreement from affected homeowner at 1037 Foursome.

The Board requested that John O'Connor send a letter to residents at 1603 Sandwedge indicating that they have erected a swingset without Architectural Control Committee (ACC) approval and need to remove the swingset immediately. Then they are free to submit a formal request to the ACC for approval. This particular homeowner is delinquent in their dues, so the Board agreed not to approve any submitted plan until the dues are brought current.

An architectural request for modifying and enhancing the existing common area next to 1648 Sand Wedge Way was submitted. The request was denied, and the Board has requested that John O'Connor send a letter to the homeowners inviting them to a discussion of their proposal at the next monthly meeting.

There being no additional business to come before the Board, a motion was made, seconded and passed to adjourn the meeting at 8:30 p.m.

Respectfully submitted

Bruce Caridi for Russ Luna
Treasurer