

Minutes  
The Peninsula of Plum Creek HOA  
Board of Directors Meeting  
February 21, 2007  
Philip S. Miller Library

Meeting called to order 7:00 p.m.

Board members in attendance: Jerry Flory, Bruce Caridi, Russ Luna, Randy Vier, John Enger

Minutes were submitted and approved.

We also had the following homeowners in attendance: Jim Wolfensberger, John McGrail,

Jim Wolfensberger expressed his concern about the renters living in Don Holden's house. The renters have too many cars to be garaged and the overflow is being parked in the street. This issue deters from the appearance that we have promulgated in our covenants. The bigger issue is the fact that these renters have seemingly vicious dogs – Doberman, Doberman mix and a Pit bull or Pit Bull mix. The viciousness also comes from the fact that the renters have a Beware of Dog sign and that they have to keep the dogs muzzled.

Jim has had conversations with Castle Rock police and animal control to evaluate the situation. Jim and other neighbors are very concerned about the risk of these dogs getting loose in the neighborhood and the fact that he has small children who could easily fall victim, since he lives next door.

These concerns were also echoed by the other homeowners in attendance.

It was proposed to the board to help seek a resolution as well as re-examine the covenants to narrow the language from its current version regarding these and other issues.

John O'Connor will send Don Holden a Notice of Violation letter regarding the car and dog infractions. Don will have 10 days to reply in how he will remedy the situation.

John O'Connor reviewed the management report and finances are in order.

Bruce motioned that the softscape contract was discussed to sign to have work resume this Spring; Russ seconded the motion and the Board unanimously approved.

Also regarding the landscape contract, John O'Connor will ask to add street frontage areas be included to be sprayed for weeds. We are also seeking to initiate a committee to help with the Planter beds.

The Kephart issue is still unresolved due to the weather.

## New Business

Some email have come in from homeowners that people still have Christmas decorations still up and that some residents are still lighting their Christmas lights. John O'Connor will review the municipal codes.

We have also been asked if people can advertise in the newsletter. We will allow this in the Business section.

A motion was made to adjourn. The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Russ Luna