

The Knolls at Plum Creek Condominium Association
Knolls HOA Office, 920 E. Plum Creek Pkwy., #110, Castle Rock, CO 801014

September 28, 2026 Meeting Minutes

Attendees: Dick Ruemmele (DR), President (940-203)
Maged Guirguis (MG), Vice President (920-301)
Julie Evans (JE), Secretary (940-305)
Dave Littler of Peak to Peak Management, Manager

Guest Attendees: No guests or homeowners attended.

- I. Meeting called to order** at 10:02 am by DR.
- II. Home Owner Forum:** N/A
- III. Review & Approval of Minutes:** MG motioned to approve 8/20/2026 minutes, DR 2nd, in favor 3.
- IV. Review & Approval of Financials:** DR motioned to approve 8/31/26 financials, MG 2nd, in favor 3.
Certified letter to be sent to delinquent homeowner; change fixed assets (not necessary in financials), reopen Money Market at PNC.
- V. Old Business**
 - Discussed bids for cement/landings for epoxy coating/warranty, can pick color, Mgr to ask for previous customers to contact for reviews.
 - 920 painting complete and included patio/deck repairs.
 - Stairs - contractor working on dates and updating their insurance.
 - Annual meeting-discussed Mgr working on budget and getting packets to owners, DR to work on President's report, we will have owners vote on building accent colors for 930 & 940, Mgr to bring responses on 930 sprinkler covers & all HWH; MG will get cookies/water.
 - Discussed certified letter to be sent to owner for painting to be completed on garage apron.
 - Discussed Kris completed repair of front planters & bulb replacement.
 - Shed items - discussed having garage sale 10/10 for free and for sale items. JE to put up signs & place ads.
 - Discussed holding off on address signs, priority on stairs, painting & maintenance.
 - Discussed getting add'l bid from Yawnin Bear for rock at 940S.
- VI. New Business:**
 - DR motioned to ratify the following items, MG 2nd, in favor 3:
 - Railing project for 920W and 930S; Repair of roof leaks at 930-303 & 940-304; Honeycomb insurance; \$1900 painting change.
 - Discussed sending certified letter to owner regarding landscapers.
 - Discussed repair of leaking sprinkler heads at 920-204.
 - Discussed leak at 930-302, owner's responsibility.
- VII. Adjournment:** DR motioned to adjourn at 11:07am, MG 2nd, in favor 3.