



Plum Creek Villages,
Inc.

Board of Director Meeting October 17th, 2011

Location: Safeway Conference room

Minutes

- 1- Call to order – 5:20 by- Bill Esslinger
- 2- Attendance, Gary Romero, Bill Esslinger, Dave Talley
- 3- Approval of Board of Director meeting minutes (7/18/2011);

Motion – Bill Esslinger, Second – Dave Talley, Vote- unanimous approval.

- 4- Approval of 9/30/2011 financials, with no reserve fund contribution for 2011:

Motion-Dave Talley, Second-Bill Esslinger, Vote-unanimous approval.

- 5- Old business:

a- Dave Littler gave managers report:

Winterization of the irrigation system and fountain began. The fountain pumps and final cleanout will occur within 2 weeks. There are 2 of the 6 monument lights that are broken and would like to discuss replacement. This report was accepted.

b- Discussion regarding complaint email received from Mike Mulhausen regarding sign in Bill Esslinger lawn. Upon receiving complaint email, forwarded to Director Esslinger and board. Mr. Esslinger promptly (same day), removed the sign pending board meeting on this subject. Directors Talley and Romero (Director Esslinger recused himself) discussed the personal neighborhood child nature of the contest support sign and determined the sign falls within the SB-100 intention of political signage and thus fell within the 45 days before contest voting and the 7 days after voting that the sign was removed. It was noted that 2 other homeowners (one whose granddaughter participated in the contest) also placed temporarily and removed the signs within said time frames. No further action was taken.

c- Discussion regarding any revisions of the Design guidelines regarding personal family related support signage on a temporary basis. Management instructed to draft additional sentence to the guidelines to allow family support signage in yards on a temporary basis for a period of 45 days prior to an event and ending 7 days after the event for removal. This support sign shall be for family related support of several

C/O Peak to Peak Property Management, LLC.

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Players Crossing at Plum Creek Villages,

Inc.

types of activities. These activities shall include but not be limited to: school, personal extra curricular or general support of organizational events.

6- New Business:

a- 2012 proposed budget;

Review of 2011 budget vs actual including approximate Nov & Dec. projections. Budget as proposed for fiscal year 2012 submitted for approval. Motion to approve, -Bill Esslinger, second – Gary Romero, motion passed unanimously.

b- Board considered Waste Connection trash removal proposal, decided to present to Homeowners at annual meeting.

c- Detailed proposal for monument light repair/ replacement. Several options presented

1- like replacement of broken lights (\$320.0 for 2 lights), (130 each plus 75 labor and 30 for each lamp to be raised

2- Led replacement (\$1470.00) (170 each plus 75 labor and 30 for each lamp to be raised).

3- Fluorescent replacement (\$30 each plus 75 labor and 30 each if need to raise lamp).

Decision to replace all 6 with like lamps (fluorescent). Motion Dave Talley, second Gary Romero, motion passed unanimously.

d- Emerald Isle snow removal contract reviewed for winter 2011 – 2012. Motion to award- Dave Talley, Second Gary Romero, motion carried unanimously.

e- Emerald Isle 2012 landscape maintenance contract reviewed. Motion to award Gary Romero, Second- Dave Talley, motion carried unanimously.

Adjournment- Dave Talley moved for adjournment, Second - Gary Romero , motion passed unanimously at 5:40:pm.