

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

August 20, 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: Frank Volpe, 930-305
Sandy Hoyman, 930-301
Paul Ciarcia - Insurance Broker/Honeycomb

- I. Meeting called to order** at 1:02pm by DR.
- II. Home Owner Forum:** Sandy asked about stairs - we are waiting on more bids; and she put in the additional drip systems.
- III. Review & Approval of Minutes:** DR motioned to approve 7/22/ 2026 minutes, MG 2nd, in favor 3.
- IV. Review & Approval of Financials:** MG motioned to approve 7/31/26 financials, DR 2nd, in favor 3.
- V. Old Business**
 - Paul with Honeycomb came to answer questions on HOA insurance. DR motioned to accept 2 mil umbrella policy at \$2268, base policy at \$36,772.38, crime at \$556 totally \$39,596 per year , JE 2nd, in favor 3. Dave will call State Farm today to cancel.
 - Cement repair & landings - getting bid on Monday.
 - Stairs-waiting on bids, refresh Ridgeline bid.
 - Kris-still needs to remove some ice melt, will give trash door bid, need update on planters.
 - Omni to check on Cheyenne's noise.
 - Columbine to look at Jane's leak.
 - Mgr to get gutter bid.
 - Will continue to check on water rebates.
- VI. New Business:**
 - Mgr explained we will stay with PNC bank because Chase cannot do ACH & bill pay.
 - Annual meeting will stay on 10/21 due to no other room availability on future dates.
 - Will continue to work on selling and/or giving away shed items.
 - Mgr said plumber thinks low flow toilets will work.
 - Estimate for rock fill by recycling area \$1575. MG motioned to approve bid, DR 2nd, agree 3. Mgr will ask Yawnin Bear to add rock mulch cost for S of 940.
 - JE continuing research of address signs.
 - Mgr gave us 2 painting bids, will check to see if H3 bid of \$11,943 for 920 W,N,S included decks.
- VII. Adjournment:** DR motioned to adjourn at 2:30pm, MG 2nd, in favor 3.