

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

July 22, 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: Judy Reynolds, 940-306
Sandy Hoyman, 930-301

- I. Meeting called to order** at 1:08pm by DR.
- II. Home Owner Forum:** Sandy asked about weeds - part of landscapers contract and discussed new water restrictions. Dick R asked to have rock added on S side of 940.
- III. Review & Approval of Minutes:** DR motioned to approve June 17, 2026 minutes, MG 2nd, in favor 3.
- IV. Review & Approval of Financials:** MG motioned to approve 6/30/26 financials, DR 2nd, in favor 3. Formal letter to delinquent owner.
- V. Old Business:**
 - Cement repair & landings - Mgr to order 4" rubber tile, meeting/contractor next week.
 - Discussed waiting for other bids on stair project and decide at August meeting.
 - Mice & Vols - no recent mice sightings, wait on vols & get new bid on just vols.
 - Mgr to follow up on Cheyenne's noise.
 - Mgr to follow up/Kris on bulb replacement, removing ice melt.
 - Mgr to get gutter bid.
- VI. New Business:**
 - Mgr said conversion to Chase is complete, keep CD at PNC to maturity.
 - Mgr said Castle Rock at Stage 2 restriction, look into rebates next year; Mgr to check with plumber to see if we can switch to low flow toilets for rebates; recycling is free now; and Peak to Peak website will be updated soon.
 - Tree trimming will be done 8/13/26.
 - Discussed doing walk around of shed/Frank to decide what to keep, give away or sell.
 - DR made motion to stop Knolls website, MG 2nd, in favor 3.
 - Discussed new address signs - Julie to research.
 - Discussed 940-303 garage apron to be painted, mgr to send letter.
 - Mgr to ask Kris to paint fences by trash receptacles.
 - Discussed HOA insurance, went over Honeycomb quote, will wait for State Farm bid, Renewal is 9/1/26.
 - Discussed putting mulch by shed & recycling area.
- VII. Adjournment:** DR motioned to adjourn at 2:30pm, MG 2nd, in favor 3.