

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

April 15, 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 (903-305) came at 1:09pm

- I. Meeting called to order** at 1:01pm by DR.
- II. Home Owner Forum:** No homeowners present at beginning of meeting.
- III. Review & Approval of Minutes:** DR motioned to approve 3/18/26 minutes, MG 2nd, in favor 3.
- IV. Review & Approval of Financials:** DR motioned to approve 3/31/26 financials, MG 2nd, in favor 3
*Board discussed getting debit card for Manager to show debits on bank statements and not using the credit card. MG made motion to acquire debit card for Manager, Manager to cancel his bank credit card, and MG to keep his bank credit card for emergencies. DR 2nd, in favor 3.
- V. Old Business:**
 - a,b,c** - Manager to meet with concrete contractor next week to look at all concrete needs for the complex.
 - d** - DR made motion to contract with Yawnin Bear landscaping for 2026, MG 2nd, in favor 3.
 - e** - Received 9 responses on hot water heaters - Manager will send reminder and send updated sheet to board members.
 - f** - Workers comp policy in force with CAIS
 - g** - Manager to get bid from Carlos Drywall for patio repairs. Manager to also ck CC&R's to see who is responsible for patio repairs.
- VI. New Business:**
 - a, b** - Manager to get bids soon for painting & stair railing replacement.
 - c** - Manager to call Kris Quigg as needed for extra work.
 - d** - Manager will get bid from Yawnin Bear to fill & fix dirt area near recycling.
 - e** - Manager will send town emails to board members.
 - f** - Board to discuss reserves & study, HOA insurance, & responsibility of patio repairs next month. Fire system inspection will be in May.
 - g** - Frank volunteered to dispose of unneeded items around the shed & trash area.
- VII. Adjournment:** DR motioned to adjourn at 2:10pm, MG 2nd, in favor 3.