

Plum Creek Homeowners Association
Monthly Meeting June 9th, 2022

A quorum was present and the meeting was Called to Order :
by Kendra Hinrichs at 7:01pm
2nd Valerie Wallace

Also in Attendance:
Mike Cusano Secretary
Rich Wells from TPM via Zoom
Rich Dominguez arrived at 7:12pm

Homeowners:
Jana Kodel
Tara Dominguez
Lane Hinrichs
One other Homeowner who wished to remain anonymous

Motions:
-Mike motioned to have Jana Kodel replace Miguel Ramos's position on the Board.
-Valeria 2nd, Vote Unanimous All Board Members.
-Rich Dominguez motioned to notify homeowners with fences that the color should be Grey and uniformed. All Voted Unanimous.

Action Items:

-Rich Wells will contact Miller Harrison to get an update on all work performed, work outstanding, and a list of itemized costs and for all services rendered.

-Rich wells will contact ACE refuse and reduce the dumpster pickup to 2x a week.

-Rich Wells will have gutter service contact Kendra on 2 homes that require warranty repairs.

-Mike will visit with Financial Representatives at U First Credit Union to gather and provide information for setting up the HOA Reserve Account.

Discussion Items:

-Reserve study estimates are in a shortfall, some items that were paid for by homeowners have been removed from the recent 2021 study, and material and labor costs have vastly increased.

-Ongoing Noise issue in Unit A-11 has been fined.

-Fire Alarm and Sprinkler System to Condos is under contract, waiting on materials and updates from Contractors, Newsletter will be drafted and sent out to inform Homeowners of Annual Meeting and HOA suggested changes requiring Homeowners Votes for Approval, and to address costly ongoing nuisances and violations

Meeting Adjourned at 7:42pm by Kendra Hindrichs, Unanimous All Board Members