

## Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on May 09, 2016 beginning at approximately 6:36 p.m. held at the outbuilding belonging to Ted West. The following Board Members were present including Tom Blackler who presided as Chairman of the meeting: Ted West, Burt Knip, Carlos Conejo and Janine Worland. The meeting lasted approximately one hour.

The minutes of the previous bi-monthly Board meeting held on March 14, 2016 were reviewed. One change was made then Burt Knip moved that those minutes be approved and the motion was carried.

Ted West presented the Treasurer's two reports as follows: 1) the regular treasurer's report reflected the last balance of \$25,737.74 with new income of \$1,999.20. Expenses have been \$2,457.22 leaving a current balance of 25,279.72. Burt Knip moved that the treasurer's report be approved and the motion was carried.

Ted West discussed a question to be clarified directed to John Fricke concerning developer's lots as four lots were recently sold/transferred to Kimberly DeYoung and Graham Trust and how those lots should now be financially treated. John said the lots were sold and should have a proration payment for the remainder of the year billed to the the new owners accordingly. John stated that with the recent transaction, the developer, Friday Enterprises is presently in possession of one remaining lot.

John Fricke presented information for the Design Review Committee. Two pending requests were presented as follows: Jim Moore's outbuilding request which was denied on 05/09/2016 and Mark Mattox (phase 4, lot 13) request for new home construction which is still pending additional submission of information.

Tom Blackler presented information for the Lake Habitat Committee. The floating boons were deployed three to four weeks ago and working with good results capturing the algae. Information was received from a source that fish can be purchased from Spring Hill at a cheaper price with further inquiry pending. Feedback from the membership is requested as to what type of fish are needed, desired and what quantity. Types of fish such as bass, a small number of carp and crappie have previously been discussed.

Ted West presented information for the Landscape Committee. Cul-de-sac five now has a new rock border and the plants are thriving. Weeding there and at the main entry are being done by Ted. Cul-de-sac three is also being maintained by the nearby residents. Any suggestions for improved landscaping ideas are still welcomed.

There was no report for the Social Committee. Janine Worland discussed an option for the 4<sup>th</sup> of July holiday (on Monday this year). Discussion included that most people leave town during the holiday and the suggestion was made to have a gathering the weekend before the holiday for a social gathering. Janine will discuss with Chloe DeYoung who heads the social committee. Budget and Board approval was discussed and funds are available from contingency funds. An amount of \$250 for expenses was motioned by Burt Knip and carried.

Ted West presented information on behalf of Todd DeYoung for the Trail Committee. The final load of gravel was received and will be used as needed; the bill for the load has yet be received. The top of the

dam has been re-seeded and remains temporarily blocked from vehicle traffic for a least a month. For mowing, per contract not all the trails are mowed when the perimeter of the lake is mowed. Ted had requested the mowing company substitute the Redbud trail mowing for areas around the lake. Todd DeYoung previously requested that Redbud trail be mowed which would require a new bid of the mowers for the lake areas. The next mowing is scheduled in three weeks while the lake areas are to be mowed sooner than three weeks. Ted will request that the mowers include the trail during their next trip to the lake area.

#### Old Business

Janine Worland presented discussion concerning signs for the community entrances and main trail entrances. An insurance agent was consulted and told that outsiders from the community were using ATVs on the trails as well as using the lake under authority of residents no longer residing in the community. The goal is to limit liability from third-party outsiders; the community cannot sue itself. The suggestion given was a sign that specifically says "Private property" adding "for use of Walnut Creek Estate residents only" in which the markings would support that violators broke the law by trespassing putting the HOA liability in a much better legal position. The exact wording will be forwarded at a later date with the suggestion that an attorney review the proposed action. Ted West made a motion that the Board proceed with researching signs containing the verbiage to be forwarded by Janine Worland, pricing and locations for the signs to include signs for swimming at the lake. The signs need to be obvious, communicate the message and lessen liability. The board will review suggested wording, placement and costs during the next scheduled meeting and will decide on next steps at that time.

Tom Blackler motioned that discussion be opened to the floor for trail signs and vehicle traffic which carried. Stu Macfarlane commented that though not disagreeing with the Board's notion for limiting vehicle traffic on the trails beyond a certain point the Board does not have authority to change rules but should let the homeowners use common sense and make the change of the rule for vehicles on trails and the dam at the all-member's annual meeting. Ted West explained current reasoning for the posted signs adding that ruts were created two years ago due to standing water and would have occurred again within the past week due to standing water if the signs were not present warning others not to drive vehicles beyond the certain point at the lake. The reasonableness for the Board to post the signs, is for the maintenance and conservation and to retain the beautification of the property for the general welfare of the members. The Board's intent is to balance controlling the negative impacts of damaging use of our common areas and the associate costs with posting signs or creating rules. The Board also is striving to represent the interests of the greater community with the interest of all in mind. Tom Blackler motioned to draft a letter for the Board's review which will later be sent to the membership concerning vehicle traffic near the lake while at the same time post the letter on the HOA website which carried. In the meantime the current signs will remain in place concerning vehicle traffic.

Ted West reported that eight cedar trees were transplanted near the treatment facility thanks to the use of an auger rented by Tom Blackler. Another eight to ten cedar trees were obtained and were transplanted near the treatment facility.

#### New Business

Tom Blackler motioned that the Design Review Committee clarify the definition of structures and improvement to lots requiring DRC review and approval. The intent is to create additional clarity on the front end for what items should be reviewed by the DRC and to reduce some of the ambiguity. For

example, do swing sets and gazebos fall under a category of structure or improvements? Placement is subjective and some structures or improvements may not need DRC approval so the DRC is tasked to provide guidance which would be more helpful in defining those items. The motion was carried.

The meeting was subsequently adjourned at approximately 7:44 p.m. by motion from Tom Blackler and carried.

DRAFT