

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on July 11, 2016 beginning at approximately 6:30 p.m. held at the outbuilding belonging to Ted West. The following Board Members were present including President (PRES) Tom Blackler who presided as Chairman of the meeting: Treasurer (TR) Ted West, Parliamentarian (PR) Burt Knip, Secretary (SEC) Carlos Conejo and Vice-President (VP) Janine Worland. The meeting lasted approximately two hours.

The minutes of the previous bi-monthly Board meeting held on May 9, 2015 were reviewed. The PR moved that those minutes be approved and the motion was carried.

Treasurer Report

The TR presented the Treasurer's reports. Two regular months of bills to include trash pickup, mowing and KCP&L bills totaled approximately \$3920. Gravel maintenance cost approximately \$632. Two gift baskets cost approximately \$81 and office supplies for lien release cost \$15. The budget balance is \$20,630.36. For credits, outstanding dues collection for four developer lots resulted in proration of dues in the amount of \$127.75 for each lot which is anticipated of being received. It is further anticipated that the budget will have a ball-park carry-over balance higher than the previous calendar year of approximately \$10,000 to \$12,000. The PR moved that the treasurer report be approved and the motion was carried.

Design Review Committee

John Fricke presented information for the Design Review Committee. Phase 1, Moore outbuilding and Mattox construction were all approved. For Phase 5, lot 3, the owner requested suggestions pending engineer approved plans and was advised to apply for a variance based upon a five car garage plan. Multiple DRC members also held discussions informing the owner of restrictions pertaining to the use of a property for business purposes.

Lake Committee

The PRES provided information for the Lake Committee. The floating booms have been a success and the lake looks great.

Landscape Committee

The TR provided information for the Landscape Committee. Cul-de-sacs in phases 3 and 5 are looking very good. For the main entrance, wiring for the lighting was repaired.

Social Committee

The committee chair-person was contacted regarding a 4th of July Social Function. However, lack of adequate lead time lead to tabling this for next year. Additional discussions, for this event, included organizing a bicycle parade for the young children in the neighborhood and other similar events. The PRES suggested putting a place-holder in the January agenda announcement to allow more time to prepare for a July event.

Trails Committee

The TR provided information for the Trails Committee. No work activity was performed on the trails in the past two months. A new path for Hidden Trail near the Mattox property will be formed and the sign post will be moved away from his property to the common area.

Old Business

The PRES held discussions for old business concerning signs for access to common areas to notify unauthorized users entering common areas. The VP narrowed language obtained from attorney's suggestion for the signs placed at major entrance points as: "Private Property for use of Walnut Creek Estates Residents Only." The language limits the liability against injury; any guests are presumed to be in the company or control of a resident. Additional recommended means of protection would have to include off-duty police officers or a security patrol team part-time on the weekends which discussion was not pursued. There are 14 estimated entrances from streets and trail accesses. Research with SmartSign.com revealed signs that could be printed with the suggested wording in addition to the HOA logo at an estimated cost of \$98 for three signs. Costs for 4x4 posts and concrete would be in addition to the signs. A communication to the membership explaining the reasoning for the signs such as protecting the membership against liability and limiting damage to the trails by unauthorized users would precede the posting of any additional signs. The PRES opened the discussion to the floor. Private property signs on public streets would not be done. This Board action would not be a rule change. Pricing and type of sign material for durability will first be confirmed estimated at approximately \$1,000.00 which the board considered a good investment to help insulate the membership from a potential liability law suit. The TR reports there are sufficient funds in the budget so contingency funds can be moved to the operating funds. The PR motioned starting the process to obtain the signs which carried.

The PRES held discussions for old business concerning Design Review Committee (DRC) guidance as to what constitutes structures and improvements. John Fricke and Diane Blackler led discussions based upon research conducted. Comparisons with other home owner membership's guidance and county guidance was used to create the current DRAFT guidance which is still a work in progress. The current Draft would suggest that items requiring DRC approval would include items requiring a county building permit. The DRC will continue to work on its guidance and will report to the board at the next meeting.

New Business

The PRES held discussion for new business concerning communication between the HOA web site and Board members. Communications have been fragmented in which an individual will ask the same question of three different members or committee searching for an opinion as if asking for permission to break rules. For web site example, the link to the DRC sends the email only to the SEC. The proposal is to have the email sent directly to the Chair of the committee with a copy to the SEC and PRES. For individual emails to individual Board members, all replies should not be rigid but should maintain fairness, transparency and flexibility. A blind copy should be sent to all Board members with proofing of the reply first with another Board member until at least two people concur for consistency of the response. An update to the web links will be made. The best practices for the Board will be suggested to the DRC for adoption in its communications.

Concerning Phase 1, Lot 6, violations observed and mentioned by others were fowl in the yard and landscaping not meeting covenant standards according to Article XI, paragraph T. A letter of notification will be sent to the property drafted by the PRES.

The TR moved that the Board approve the purchase for a park grill not costing greater than \$250 for the lake near the picnic table for use by the membership. The motion was subsequently rescinded after discussion on the topic.

The PRES discussed reforming the covenant restriction of two dogs to three dogs by first seeking membership feedback via a newsletter. The situation already exists and the restriction is affecting potential buyers in their decision to purchase property. The feedback would provide direction whether to pursue the reform for a 2/3 vote by the membership. The newsletter would also request any other suggestions.

The PRES set that a nominating committee be formed to fill the positions of anticipated vacancy for the PRES, TR and SEC due to expired terms.

The SEC moved that the Board exercise its oversight by sending a letter of inquiry in accordance with Article XI (f) to determine whether the resident in Phase 5, lot 3 intends to use the residence as a business based upon the DRC information presented to the Board concerning the purchase of the residence by a business entity. The question had already been asked and answered by both the DRC and homeowner satisfactorily at which point the motion was subsequently rescinded.

The next scheduled meeting is set for September 12, 2016. The PRES requested moving the meeting forward to August 29, 2016 due to work/travel issues which was agreed upon by the Board.

The meeting was subsequently adjourned at approximately 8:35 p.m. by motion from the TR and the motion carried.