

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on August 28, 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: Vice-President (VP) Janine Worland, Treasurer (TR) Ted West, Secretary (SEC) Carlos Conejo and Parliamentarian (PR) Burt Knip. The meeting lasted approximately one hour and fifteen minutes.

The minutes of the previous bi-monthly Board meeting held on July 11, 2016 were reviewed. The PR moved that those minutes be approved and the motion was carried.

Treasurer Report

The TR presented the Treasurer's reports. The previous month's balance was \$20,630.36. This month's balance is \$18,315.22. A forecast of spending for the remainder of the calendar year indicated a potential balance of \$11,666.46 as shown on the copy of the Treasurer's report. This projection is higher than originally projected of \$8,000 in the 2016 budget. The carryover is approximately \$4,000 of underspending and excess unforeseen dues and penalty revenue from a foreclosure and lots sold. A 100% rate of collection of dues was achieved. The carryover is recognized as greater than 30%. The carryover amount will be reviewed again at the next scheduled meeting.

Design Review Committee

John Fricke presented information for the Design Review Committee. For Phase 5, Lot 3, approval of the design plans was made for the living unit and outbuilding. For Phase 3, Lot 19 the exterior stonework for re-surfacing was approved. The PRES presented a mowing complaint for Phase 3, Lot 4 as the grass/weeds were not cut or controlled. The lot owner will be telephonically contacted to make arrangements to resolve the complaint. As a result of the complaint, the PRES requested the DRC to add the topic of better defining section "T" (care and maintenance) to a recent meeting. The DRC determined that lots should be maintained as per county recommendations to include eradication/control of noxious weeds by chemicals or height of mowing. Mowing should be conducted in a manner consistent with land use. For example, turf grass should be mowed more often than pasture/hay field/natural grass. The DRC agreed that care and maintenance should be consistent with a rural community and those expectations are different than what you might expect in a suburban development. The same rules apply to common areas and the trails committee was asked to work toward ensuring that common areas were compliant with the noxious weed control standard. The PRES opened the topic for member discussion. Additional item discussed was fowl being maintained within a residence. A homeowner was personally contacted by the PRES and TR with a good conversation held with a homeowner with improvements noted. The PRES cautioned all from an observation that although the bi-monthly meetings and board activities are, and will remain transparent, specific meetings and discussions concerning specific complaints during sub-committee hearings should not be necessarily shared outside those healthy discussions or meetings. Such actions might create undue anxieties due to misinformation or misinterpretations.

Lake Committee

Galen Heinrich provided information for the Lake Committee. The carp fish appear to be doing their job for algae. Weed control is manageable. The boom is doing its job. The floating dock/walkway damage is being assessed for repairs at an estimated expense of approximately \$650 or \$700 as the responsibility to the sponsor homeowner to restore the property to its original condition. Flotation material and other material repair outside the original damage was discussed which would be expenses considered by the Board.

Landscape Committee

The TR provided information for the Landscape Committee. The main entrance has been sprayed for weeds and looks good. Planting in the fall is anticipated. Cul-de-sacs in phases 3 and 5 are looking very good. For the main entrance, wiring for the lighting was repaired.

Social Committee

Todd DeYoung provided information for the Social Committee. Halloween plans for Saturday, October 29, 2016 continue for the children to include the trail ride and distribution of candy. Notification by homeowners of their desire to have the trail ride stop at their residence for distribution of candy should be given to Todd DeYoung in advance.

Trails Committee

Todd DeYoung provided information for the Trails Committee. Trimming continues on the trail and they appear to be look good. Some tree roots and ruts still remain. Johnson grass appears minimal but mowing or chemicals might have to be used by the Trails Committee. A review of the budget for next year will be made to be sure there is money for appropriate chemicals.

Old Business

The purchase of signs for access to common areas was completed. The cost for the 15 signs was \$674 which remains under budget. The size of each sign is 18" x 24" with reflective letters to include the WCE logo. An announcement letter or email to homeowners will be sent prior to posting the signs with favor in an email with a letter to those without a listed email address.

Additional notification to homeowners will be what is considered to be structure and improvements on the property. The DRC considered language that any improvements under roof requiring county permit will be reviewed by the DRC. The review would not include open air structures such as gazebos, trellises, or playhouses unless a permit is required. A permit is required when water, electricity, plumbing is added to the structure or the structure is over 200 square feet under roof. Any exterior improvement also requires DRC review. A draft of the DRC language will be submitted to the Board for review which will be forwarded to the membership. The PRES commended the DRC on the work it is doing.

Email links on the WCE Web, particularly DRC notification to the Chair instead of the Board Secretary will be completed and improved.

New Business

The PR has volunteered to head the Nomination Committee for new Board elections for two-year terms. Nominations are needed prior to the next bi-monthly Board meeting with elections on November 22, 2016. Due to past lack of interest of others willing to serve on the Board, it should be considered that the HOA Management be outsourced as an option at a cost paid for by the membership.

Recent emails to the Board that are less relevant including more of a statement being made than a question being asked based on second-hand information lacking foundation do not require a response from the Board and should only be filed. All emails will be reviewed by the Board and addressed as a Board when relevant in conducting Board business.

Announcements

The next scheduled meeting is set for October 24, 2016. The Halloween Party is October 29, 2016. The membership meeting is November 22, 2016 possibly at the Paola Country Club.

The meeting was subsequently adjourned at approximately 7:45 p.m. by motion from the PR and the motion carried.