

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on October 24, 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, Secretary (SEC) Carlos Conejo and Parliamentarian (PR) Burt Knip. Vice-President (VP) Janine Worland was not present. The meeting lasted approximately one hour and fifteen minutes.

The minutes of the previous bi-monthly Board meeting held on August 29, 2016 were reviewed. The TR 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 \$18,315.22. This month's balance is \$14,355.73 after the usual expenses.

Design Review Committee

John Fricke presented information for the Design Review Committee. For Phase 3, Lot 19 the exterior stonework for re-surfacing is being completed. A preliminary report to the Board was presented concerning language for lot maintenance and improvements review attached herein. A final report will be given in which the guidance will be included with a communication type notice to the membership. The PR opened the discussion to the floor which carried. Todd DeYoung announced Miami County might be changing rules/regulations allowing an outbuilding can be built before the construction of the living unit which might cause the covenant restrictions to change or to be reviewed to determine if the matter is already covered in the covenant restrictions.

Lake Committee

Galen Heinrich provided information for the Lake Committee. The floating dock/walkway damage matter is delayed in finding a contractor to make repairs with their thoughts the dock/walkway is not worth repairing. Replacement as a possibility was discussed in include modules and floating devices at a cost of \$7,000 to \$8,000. The Board continues looking for a contractor.

Landscape Committee

The TR provided information for the Landscape Committee. Cul-de-sacs in phases 3 and 5 continue to look very good.

Social Committee

Todd DeYoung provided information for the Social Committee. Halloween plans are still on for Saturday, October 29, 2016 with anticipation of 106 attendees to include the trail ride and distribution of candy.

Trails Committee

Todd DeYoung provided information for the Trails Committee. Trimming continues on the trail and they appear to look good. Rock was added in the culvert by the lake, but more rock is needed.

Old Business

Budget carry over was discussed by the TR and included in the attachment herein in the amount of \$11,666.00 due to deferred or delayed spending and a 2017 carryover of \$4,187 which will be within the 30% carryover. Expenses include fish, dock repair and secondary entrance markers. Either the dues could be reduced or spending should be increased with a recommendation that the dues remain the same. The report will be presented to the membership at the annual meeting. The PR opened the discussion to the floor. Todd DeYoung anticipates the dock/walkway repair costing greater than \$2,000. The PR suggested that the contingency fund be increased on the budget. John Fricke cautioned awareness of the \$2500 capital spending clause. All items will continue to be reviewed prior to the final membership budget report.

The PR announced that a draft newsletter will be edited by the Board and will then be sent to the membership.

A notification letter will be mailed to a homeowner concerning fowl being maintained within a residence.

Lots and common areas should be maintained as per our covenants to include eradication/control of noxious weeds by chemicals or height of mowing with a measured response to neighbor complaints.

The PR as the head of the Nomination Committee for new Board elections announced four nominees for three opening for the 2017 Board as Ted West, Tom Blackler, Jeff Morris and Frank Syracuse. The PR noted Frank Syracuse's email stipulated that if no one else from Phase 3 accepts as a nominee then he would like his name submitted as a contingent offer. Stu Macfarlane from Phase 3 offered his name from the floor as a nominee for the 2017 Board. The result is four people running for the Board with three openings: Ted West, Tom Blackler, Jeff Morris and Stu Macfarlane.

New Business - None to report.

Announcements

The next scheduled meeting is set for Tuesday, November 22, 2016 at 7:00 PM at the Paola Country Club.

Member Comments

Ann West requested to have someone check with Gardner Waste Management whether the membership could have a large trash day once a year. The TR will check with them.

The meeting was subsequently adjourned at approximately 7:52 p.m. by motion from the PR and the motion carried.