

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on January 27th, 2017 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) Jeff Morris 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 October 24th, 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 \$13,020.79. 37 of 71 lot dues received. This month's balance is \$19,842.08 after \$5,603.71 expenses. There were no questions.

Chairman of the Board of Walnut Creek Estates

Tom Blackler open discussion on finding a new Board Member to replace the vacancy left by Janine Worland's passing. Ted West made a motion to discuss. The motion was carried. In reviewing neighborhood directory and discussing the matter with members, Bill Seidl's name was brought up several times as a good candidate. As Was Doug Copelands. PRES then opened it up for discussion to the floor. After discussion, PR made motion to select Bill Seidl to the board and the motion was carried unanimously.

The Board has recognized Janine's contribution and agreed she would be missed.

Design Review Committee

Cathy Macfarland presented information for the Design Review Committee. Held meeting on Tuesday January 24th, 2017 and approved a variance request by Terry and Brenda Bott for a small outbuilding with no issues. They also discussed a request 5ft privacy fence for Phase 3, lot 10 and it was also approved with no issues. Also, PER THE LETTER DRC had confirmed that the home had propane heat source. This is a violation of article 11, section 1. Per our by-laws this violation is brought to the board for resolution. Also mentioned was the owner was informed on several occasions during construction that propane heat was a violation. The board decided to contact the home owner regarding the matter.

Lake Committee

Tom Blackler discussed that the lake look good. The floating barrier was doing its job keeping duckweed and floating matter out of the main lake. The committee has received a request to install a fish habitat. The committee recommended to the board that any fixtures mounted or installed deployed, should be donated and transferred to the HOA for ownership. This allows the HOA to use or redeploy as it sees fit. Additionally, The committee has also decided to sink cedar trees as a low-cost option to provide cover for the fish.

Landscape Committee

The TR provided information for the Landscape Committee. Volunteers are needed with spring coming up. Plan on mild planting and mulch with some bushes in the cul-de-sacs. PR asked about doing a burn this year and TR mentioned it was going to happen and hadn't been scheduled yet.

Social Committee

Todd DeYoung provided information for the Social Committee. Nothing new to report. PRES asked about 4th of July party and getting some more help for Chloe DeYoung. It was decided we would add to new business at next meeting.

Trails Committee

Todd DeYoung provided information for the Trails Committee. Todd discussed redirecting the trail behind his house to make it easier to use. There was more discussion on finding a day that works for the spring burn.

Old Business

Floating Dock repair and assessment- Lake Committee discussed having a very hard time finding a quote to repair existing dock. Only one quote right now for \$855.00. Lake committee is continuing to look for new quotes and new designs.

TR discuss a carryover from the last meeting in Large trash pick-up. He contacted Gardner disposal and they will pick up large trash per call for 10 dollars. Also, a community wide large trash pickup can be done for \$500.00-\$1000 per large pick up. Will be communicated via email to the membership. TR also brought up recycling and the closest dumpster Deffenbaugh had was at 327 and hospital rd. in Paola. Also, there is a glass dumpster in spring hill at the price chopper.

New Business –

George and Vickie Hewitt brought up discussion about the refuse left over from the construction of their house and ask permission to bury the construction debris. Concern was brought up by the board on how they would bury it. George suggested they bury it along the county culvert to make it easier to mow. PRES asked them to contact the county to see if that was even possible. PRES mentioned that this issue was not a board related decision so long as the material buried didn't create a hazard to the ground or community Covenant's and restrictions. Covenants that would impact PRES reiterated that they should contact the county. Also, the DRC would need to be contacted if the topography water runoff of the lot would change.

Announcements

The next scheduled meeting is set for Monday, March 13th, 2017 at 6:30 PM at Ted's outbuilding.

Member Comments

PRES commented on the outpouring of Support for Scott Fisher upon the passing of Janine Worland.

PRES volunteered to have Mike Davis out to update on how the treatment plant in controlled. In conversation, it was recognized that the county has possible set aside a large sum of money from Walnut Creek Estates.