

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on May 8, 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) -currently vacant. The meeting lasted approximately one hour and seventeen minutes.

The minutes of the previous bi-monthly Board meetings held on January 27th, 2017 and March 13th, 2017 were reviewed. The PR moved that January 27th minutes be approved and the motion was carried. The PR moved that the March 13th minutes be approved and that motion was carried.

Treasurer Report

The TR presented the Treasurer's reports. The previous month's balance was \$29,864.14. This month's balance is \$27,257.71 after \$2,606 expenses. The VP had a question about new residents and how they affect the budget. TR informed VP that we budgeted for 2 additional trash services this year so we are covered.

Design Review Committee

John Fricke reported lot 19 has submitted drawings and they are under review. TR asked when a landscape plan is requested. There was discussion on whether there needed to be a letter or proactive action made by the DRC to ensure that an approved landscape plan has been reviewed by the DRC prior installation. The PRES brought up a previously discussed checklist for use by the DRC to assist with covenant's enforcement and it was verified that the DRC checklist is available on the website.

Lake Committee

Galen Heinrich reported that the lake is in good shape. PR asked about fish and Galen mentioned he had talked to fisheries personnel and they had said that restocking was not needed. He added that habitat was needed. SEC added that we might want to stock baitfish as forage fish to supplement the game fish. Galen added previous discussion had involved sinking cedar trees and a plastic habitat had already been donated and dropped by the spillway. Some discussion was had on undesirable cedar trees in the neighborhood that might be donated to the lake habitat.

Landscape Committee

The TR provided information for the Landscape Committee. Cul-de-sac 3 has had mulch applied and weed killer applied. Roses and flowers were planted there as well. Cul-de-sac 5 had minimal work. PRES asked if landscaping budget was good and TR confirmed.

Social Committee

Chloe DeYoung provided information for the Social Committee. Chloe brought up the 4th of July or summer party. Chloe discussed her ideas on the gathering. Some discussion was held on date selection

and it was decided to hold the party on the 1st. The PRES confirmed that the board was not comfortable with paying for fireworks but they could be done at the resident's discretion.

Trails Committee

Todd DeYoung reported that there was going to be difficulty getting ab3 delivered down to some of the trails. trail because of too rock. A sledge hammer might be needed to knock down some of the rock. The PRES added that there was a lot of poison ivy along the trails. Discussion was held regarding the types of chemicals available.

Old Business

Floating Dock repair and assessment- Galen mentioned it was difficult to get repair costs and affordable replacement quotes. PRES mentioned several members had approached him about reallocating funds from the dock repair to build a gazebo instead. Discussion was held about cost and the need to stay in budget. John Fricke and Todd DeYoung were asked to comment on whether there had been previous discussion on building a shelter. John discussed that previously there had been discussion on developing the area down by the lake just nothing had been done. The PRES proposed making the dock shorter and getting it back in the water. Then creating a committee to pole the community on the possibility of a shelter. The Board agreed that to survey the community first. The PRES motioned to ask the Lake Committee to proceed with repairing the dock with the existing \$855.00 repair quote. The PRES then motioned to select a committee chair who would form a committee to create ideas and report back to the board at the next meeting with community comments and design suggestions. Jeff Morris volunteered to chair the committee.

Phase 3 lot 10 possible violation- registered letter had attempted to be deliver but had not yet. SEC agreed to follow up.

Installation of common area signs- TR had signs and posts and was in need of location of where new signs were to be located. Saturday was suggested to layout new sign locations. The PRES and Todd DeYoung agreed to meet that Saturday.

New Business –

Galen Heinrich asked about contacting Mike Davis about our water treatment assessment. The PRES had mention he had planned on meeting with him privately about getting some facts for the community. The SEC read the letter sent to a member by mike trying to clarify the assessments. Ton Blackler and Jeff Morris agreed to meet with Mike Davis and asked John Fricke to attend if possible.

Announcements

The next scheduled meeting is set for Monday, July 10th, 2017 at 6:30 PM at Ted's outbuilding.

Member Comments

Galen Heinrich asked if the mowing schedule had been changed compared to previous years. TR said it had not. Some discussion was held regarding adding an additional spring mowing for the next year. It was decided to continue the same schedule.

John Fricke informed the board that the Equine property had been sold. It was his understanding that the property would be continued in operation and had expressed interest in hosting the Halloween party each year. Some discussion was held on existing rules and restrictions being continued.

Mike Knaebel introduced himself as a new member