

WALNUT CREEK ESTATES HOME ASSOCIATION, Inc.

Quarterly Newsletter

December 2009

Meetings/Board of Directors

The fourth and final meeting of the 2009 Board of Directors was held October 19, 2009. Attached to this newsletter are the minutes of that meeting.

Annual Meeting Held

The Annual Meeting of the Walnut Creek Estates Homes Association was held on November 23, 2009. Thanks to all who participated at this meeting. The budget for 2010 was passed unanimously by voice vote. The approved budget for 2010 is as follows:

Receipts	\$18,600
Carry forward from previous year	\$10,250
Expenditures	
Trash pickup	\$8,058
Insurance	\$1,702
Catwalk/Dock Repairs	\$2,000
Mowing, Trails & Common Areas	\$3,500
Accounting Services	\$650
Social Events	\$300
Office Supplies, Misc.	\$200
Common Area Maintenance, improvements and contingency (flower beds, grading trails, and misc.)	\$2,500
Electric	\$250
Bank Charges	\$40
Total Expenditures	\$19,200
Carry Forward	\$9,650

The annual dues for 2010 will be reduced to \$300 per developed lot, \$150 per undeveloped lot.

Other business at this meeting included the Association's approval to purchase a catwalk for the lake. The catwalk has been purchased and delivery is expected this week.

This meeting also included the election of a new Board of Directors. Voting for this election included Class A and Class B member votes. Class A members are lot owners in good standing. Class A members are entitled to one vote per lot. Class B members are the developers. Class B members are entitled to 10 votes per lot. The following reflects the votes recorded:

Two Year Term:

Name	Class A Votes	Class B Votes
Rosemary Corbin	22	0
John Fricke	12	100
Stu MacFarlane	15	100
Matt Rojohn	26	100
Doug Schroeder	22	0
Frank Syracuse	11	0

One Year Term:

Name	Class A Votes	Class B Votes
Todd DeYoung	14	100
John Muckelbauer	22	0

The new Board is comprised of John Fricke, Stu Macfarlane, Matt Rojohn, and Todd DeYoung.

Holiday Decorations

Thanks to the Beautification Committee for decorating the community's entrance this year. Also, thanks to Pam and Larry Ammerman for their work over the past several years in putting up and taking down the decorations.