

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on July 10, 2017 beginning at approximately 6:30 p.m. held at the outbuilding belonging to Ted West. The following Board Members were present including Vice-President (VP) -Bill Seidl who presided as Chairman of the meeting, Treasurer (TR) Ted West, Secretary (SEC) Jeff Morris and Parliamentarian (PR) Burt Knip. President (PRES) Tom Blackler was present on speaker phone. The meeting lasted approximately one hour.

The minutes of the previous bi-monthly Board meeting held on May 8th, 2017. The SEC moved that May 8th minutes be approved and the motion was carried.

Treasurer Report

The TR presented the Treasurer's reports. The previous month's balance was \$27355.71. This month's balance is \$22357.33 after \$4998.38 expenses.

Design Review Committee

John Fricke reported lot 19 has submitted and approved. Landscaping plan has been submitted for lot 3 phase 5 and was approved also.

Lake Committee

Several cedar trees were sunk to create more habitat for fish. A boy scout participated and used the activity as a project. PRES said that the problem with non-residents at the lake has continued and the police were involved at one point. TR brought up that it might need to be communicated with a newsletter.

Landscape Committee

The TR provided information for the Landscape Committee. Inspection was performed on phase 5 Cul-de-sac. It looks great. Cul-de-sac 3 looks good. There was some additional weeding done at the entrance.

Social Committee

Todd DeYoung provided information for the Social Committee. Compliments were passed to Chloe for her effort organizing the summer Party. Total counts for the summer BBQ were at least 70 people. Angie and Scott cates introduced them self as new members. TRES reported that the party came in at \$269.02 and we had budgeted \$300.00.

Trails Committee

Todd DeYoung reported that trails were looking good. TRES had reported spraying the poison ivy on sunset and longhorn and north trail last month and reported it was dead currently. Todd reported that he used the last of the rock that we had. TRES reported a \$500 budget for the trails.

Old Business

Phase 3 lot 10 possible violation- 3 board members met with the owner and believe the violation was not intentional. Also, the covenant that was violated was based on an old agreement that is no longer in effect. It was determined that there was not value in pursuing the violation any further. VP brought up concern with preventing the situation in the future. John suggested adopting guidelines in the DRC to prevent this situation in the future.

Floating dock repair- Repair is complete and Dan and Sheila Zani have submitted the invoice for payment for the repair.

New Business –

Lake Shelter Committee - Matt Heinrich presented two options that the Lake Shelter committee came up with. The first option was a 12'x16' pre-fab structure. The second was a site build structure approx. 16' x 20'. TRES presented a possible budget for the structure that included \$2300 in unused dock repair fund, \$2000 Contingency, and dock repair Reimbursement of \$955.00. there was more discussion on the pros and cons to both designs. TRES suggested getting more details on construction and make a recommendation. That suggestion was confirmed by the SEC that we were ready for more details in the site built option. Matt asked for a budget to approach a structural engineer. It was agreed and PRES recommended that we make a motion. The motion was passed.

Nominating Committee- PRES identified that we have 2 vacancies for next year's board. Ted West volunteered to lead the committee.

Trail Safety- VP brought up that there is a lot more traffic around the lake and some of it has been fast and not safe. TRES brought up the guidelines that we have for Trail Safety. It was suggested to publish the guidelines again. SEC suggested publishing a newsletter to communicate this issue and progress we've made this year.

Announcements

The next scheduled meeting is set for Monday, August 28th, 2017 at 6:30 PM at Ted's outbuilding.

Member Comments

John Fricke mentioned expenditures over \$2500.00 are subject to full membership voting. It was decided to have the full membership after the scheduled board meeting on August 28th, 2017.