

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on January 18, 2010, beginning at 7:00 p.m. at the Hillsdale Presbyterian Church. The President, Stu MacFarlane, was in the Chair and the Secretary, John Fricke, was present. The following Board Members were also present including Todd DeYoung, Matt Rojohn, and Doug Schroeder.

A quorum was established and meeting notice was satisfied.

The Minutes of the previous (organizing) Board Meeting from November 23, 2009, were read. John moved acceptance of the minutes as presented. The Minutes were approved without change.

Todd presented a 2009 year-end Treasurer's report with footnotes. The report is attached.

Doug Schroeder was elected to replace Dan Avenaim, who resigned as a Director. Doug was subsequently elected to the position of Vice President of the Board.

Committee Reports:

- Design Review Committee – no report
- Developer (Fridey Enterprises) - The transfer of 11 tracts or parcels (common area) from the Developer to the Homes Association was completed November 3, 2009. Ownership of the dam (now resting with the Homes Association) requires the annual filing of a Water Use Report with the Kansas Division of Water Resources. The 2009 Water Use Report has been filed. The Developer's report was accepted.

Unfinished Business:

There was no previous unfinished Business.


New Business:

- Delinquent dues from 2008 and 2009 were reviewed. There are five (5) lots with dues in arrears totaling \$2,475. Todd moved to record liens on the properties if the dues in arrear are not received by February 6, 2010. Letters will be sent in advance to owners of record for those lots with dues in arrears. Motion was adopted.
- Directory - The Neighborhood Directory has previously been printed and made available free of charge to all members, courtesy of High Point Farm. The estimated reimbursable cost for a similar color directory in 2010 is \$300. Matt moved that the directory be printed entirely in monochrome and that it be mailed out to all members in 2010; enclosing a note that further distribution of such materials will be by email. Motion was adopted.

- Web Site – Creation of a new Walnut Creek Estates Homes Association website for the posting of historical and other approved documents has been sponsored by the Developer, Friley Enterprises. John moved that the Homes Association accept the new website and that the initial direct costs of annual hosting and setup totaling \$151.79 be reimbursed. Motion was adopted. The new website will be announced soon in the mailing of the 2010 Neighborhood Directory.

The meeting was adjourned at approximately 8:15 p.m.

John Fricke, Secretary

Approved: 

The next Board meeting is scheduled for March ~~15~~ 22 at 7:00 p.m. at the Hillsdale Presbyterian Church.

Walnut Creek Estates Homes Association
2009 Treasurer's Report

Beginning Balance 2008 carry forward	3,310.47	
Income		
Dues collected	19,187.67	
Cash on hand for 2009	22,498.14	
Expenses		
		<u>2009 Budgeted</u>
Trash Removal	7,835.64	7,500
KCPL	188.91	200
Insurance	3,404.72 (1)	2,000
Trail Mowing	1,995.00	6,500
Sewer checks	(2)	850
Tax Preparation	.00	150
Secretary of State	40.00	40
Social events	0	300
Office supplies	50.10	200
Common area maintenance/supplies	1,558.00	4,000
Common area repairs	0.00	0
Bank Service Charge	50.52	0
Total Expenses	15,122.89	
2009 Year End Balance	7,375.25	

(1) Includes two years, previous year which is normally paid in December was paid in January.

(2) Board voted to discontinue this service.