

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on March 22, 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 Board Meeting from January 18, 2010, were read. Todd noted to modify the name of the church location to delete Baptist and add Presbyterian. He then moved acceptance of the minutes as corrected. The Minutes were approved with the change.

Reports:

- Todd stated that the current account balance totals in excess of \$22, 900. He then moved to open a new checking account (one without monthly fees) at First Option Bank in Paola. The President, Treasurer, and Secretary will be listed as signatories on the account. The motion was adopted.
- Todd reviewed the bids received for mowing in 2010 and moved to accept vendor #4 as the lowest responsible bid. Mowing will commence about the first of May and based on unit prices extended to times to be mowed the annual contract amount is estimated to be \$5,775. The motion was adopted.
- The developer, Fridey Enterprises, reported that progress has been made on the trails. Culvert 2F has been filled in on the west end. Trail pathway clearing has been completed on the north side of Phase 4 from Ridgeview Road to Sunset Lane.

Unfinished Business:

- John reported on current dues delinquency. From 2009 there are 4 properties for a total of \$1,225 outstanding. From 2010 there are 7 properties for a total of \$1,650 outstanding. Letters have been sent to all and liens filed on 2009 properties. John moved that liens be filed on 2010 properties where the dues are not received by April 30. The motion was adopted.

New Business:

- John moved the purchase of Directors and Officers Professional Liability insurance at an annual premium cost of \$780. The policy provides a total \$500,000 limit of liability and \$1,000 retention each claim. The motion was adopted.
- Todd moved the appointment of a standing committee to be identified as the SOCIAL COMMITTEE. Its tasks will include planning a homeowners' association gathering. The motion was adopted. The Chairperson is Pam Ammerman. Stu Macfarlane is the Board Liaison.


- Todd moved the appointment of a standing committee to be identified as the LANDSCAPING COMMITTEE. Its tasks will include immediate pretreating of planted areas, care of entry markers and cul-de-sacs, and developing a system for marking trails. The motion was adopted. The Chairperson is Anne Peters. Doug Schroeder is the Board Liaison
- Todd moved the appointment of a special committee to be identified as the DOCK & WALKWAY COMMITTEE. Its task is to coordinate the preparation and installation of the newly purchased walkway. The motion was adopted. The Chairperson is Todd DeYoung.
- Todd moved the appointment of a special committee to be identified as the LAKE AREA PLANNING COMMITTEE. Its task is to develop a master plan for developing the lake area including a picnic pavilion. The motion was adopted. The Chairperson is Doug Copeland. Matt Rojohn is the Board Liaison.
- Todd moved the adoption of a written complaint policy as follows: Resolved that Walnut Creek Estates Neighborhood complaints requesting resolution shall be made in writing to the Board and suggesting notice be made via the website email address Board@walnutcreekestates.org. The motion was adopted.
- John moved the following: Resolved that the Walnut Creek Estates Homes Association Board shall refer the following question to the entire body of the Homes Association at the 2010 annual meeting of homeowners in November or at a special meeting of homeowners prior to November called for such purpose.

That question is: "Shall the Walnut Creek Estates Homes Association retain the services of a professional PROPERTY MANAGEMENT company to manage such areas as budgeting; finances including, but not necessarily limited to billing and collection of dues; payment of invoices due; contracting and supervision services with regard to landscaping and mowing; and conflict resolution. Said services to be performed by a company chosen by the Board."

The motion was adopted.

The meeting was adjourned at approximately 8:30 p.m.

John Fricke, Secretary

Approved: 

The next Board meeting is scheduled for May 17 at 7:00 p.m. at the Hillsdale Presbyterian Church.