

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on November 08, 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: Todd DeYoung, Matt Rojohn and Doug Schroeder.

A quorum was established and meeting notice was satisfied.

The Minutes of the previous Board Meeting from September 20, 2010, were read. Todd moved acceptance of the minutes as presented. The motion was adopted.

Reports:

- The Treasurer (Todd) stated that the current account balance totals in excess of \$13,760.
- The DRC reported one activity since the last Board meeting. Lot 13 Phase 3 requested review of a dam/pond and future outbuilding pad.
- The Lake Habitat Committee presented a report on lake conditions and suggestions for improvement. Their report is attached. Todd moved to allocate up to \$150 for purchase of chemicals to be applied in the next few weeks to begin chemical control of growing plants in the lake. The motion was adopted.

Unfinished Business:

- John reported on current dues delinquency. From 2009 there are two properties for a total of \$650 outstanding. From 2010 there is one property for a total of \$300 outstanding.

New Business:

- Doug Schroeder presented a complaint the Board has received of non-mowing on a property in Phase 4. Doug moved to refer the matter to the DRC for sending proper notice to the owner of the lot and other action that may be necessary. The motion was adopted.

The meeting was adjourned at approximately 8:40 p.m.

John Fricke, Secretary

Approved:



November 2, 2010

TO: Matt Rojohn
FROM: Lake Committee
 ^ Habitat
RE: Recommendations generated from the Lake Committee's October 25th
meeting.

Members Present: Matt Rojohn, Mike Davis, Galen Heinrich, John Muckelbauer,
Ed Rolf, Frank Syracuse

The committee members unanimously agreed that the appearance of the Walnut Creek Lake is deplorable and demands immediate attention. It must be the main priority for the Lake area and, to ensure appropriate resources are available to improve the conditions of the lake, no further actions should be planned, and no additional money should be spent, until the problems associated with the lake are resolved. The current condition of the lake renders any attempt to utilize it as extremely difficult if not impossible. Activities such as fishing or swimming can not be enjoyed due to the massive algae outbreak. The following recommendations should help improve the lake's appearance over time as well as establish some guidelines for the lake area to ensure residents are treated fairly and are able to enjoy their investment here.

1. We recommend that 1/3 of the lake be immediately treated for algae with a chemical treatment of copper sulfate per the recommendations of the state's lake specialist. If results are satisfactory, per the Board's approval the remaining 2/3's of the lake can be treated in equal halves, allowing for 10-14 days waiting period after the previous treatment. Based on calculations of 49 acre/feet and the type of algae present, a budget of \$600 should adequately cover the initial 1/3 portion of the lake. We urge caution in that this is our best calculation; there is as much an art to herbicide application as there is a science.
2. We recommend that after chemically treating the lake and observing if the grass carp stocked this year are capable of maintaining acceptable algae levels, that no further actions be taken unless additional problems occur. As a back-up measure, the Lake Committee will look into the cost and feasibility of installing some type of aeration device that will help maintain the lake if the chemicals and carp are not capable of keeping up with the algae bloom. Estimates of the device's cost, installation and maintenance will be provided in the near future. Multiple estimates will be provided as there are varied approaches to aeration, each with their own pros and cons.
3. The state's lake specialist also recommended that some type of 'fish management' be undertaken to ensure a healthy population of a diverse species producing and maintaining a proper age structure. We recommend a catch and release only policy be enacted

immediately and upon a more comprehensive review next year, and with the advice of a professional, the committee may suggest slot limits or other approach(s) be instituted.

4. We recommend that our governing documents be amended to state the lake's and other Common Areas use/enjoyment are for 'residents and accompanied guests only'. Further signs should be posted at each trail head and the lake reflecting this policy. A sample sign is submitted with this report. We recommend that three such signs be installed. The total costs of the three signs, with posts, is approximately \$170.00.

5. We recommend that the Board undertake an effort to communicate and educate the residents about the reasons for the fish recommendations, and that residents are advised to not throw any fish out of the lake. The residents need to understand the purpose of the fish, specifically the grass carp and that they are not 'junk' fish. Further, the Board should inform the residents of the causes of the algae bloom including fertilizer run-off.

6. We recommend that the Lake Committee be approved and continue working with and making recommendations to the Board for the remainder of this year and at least thru 2011.

Respectfully submitted,

Lake Committee