

## Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on September 24, 2012, at approximately 8:20 p.m. at the Hillsdale Presbyterian Church. The following Board Members were present including Cathy Macfarlane who presided as Chairman of the meeting, Todd DeYoung, Larry Ammerman, Rock Crawford, and John Fricke (Secretary).

A quorum was established.

The Minutes of the previous Board Meeting from July 16, 2012, were presented. Rock moved acceptance of the minutes as presented. The motion was adopted.

### Reports:

- The Treasurer (Todd) stated that the current accounts cash balance totals approximately \$14,800.
- The Design Review Committee reported that Lot 5, Phase 2, had two requests pending including the construction of a detached garage and the construction of a decorative wood fence near each side property lines.
- The Lake Habitat Committee hosted a presentation on lake maintenance by Estate Management Services, Inc. Some of the handouts received are attached to these minutes.
- The Social Committee hosted a presentation by Chloe DeYoung regarding the planning of an annual Trunk or Treat event. John moved to fund the Committee's event up to \$300.00 for related expenses. The motion was adopted.

### Unfinished Business:

- Annual assessment delinquency for accounts in all years stands at \$1,355.00 principal amounts.

### New Business:

- John moved the creation of a Nominating Committee with function as described in the Bylaws, with Chair appointed by the President, and with Chair authorized to add two additional members. Motion was adopted. The President appointed Larry Ammerman as Chair.

The meeting was adjourned at approximately 8:40 p.m. upon motion by Rock.

John Fricke, Secretary

Approved:

REPORT ON LAKE TREATMENT PROPOSAL MEETING  
ESTATE MANAGEMENT SERVICES, INC.

Chase Rogers from [Estate Management Services](#) met with members of the Walnut Creek Estates Homes Association on Monday September 24, 2012, at 7:00 p.m. All Board members were present. Chase provided information about his company and what is proposed for our lake. We expressed our concern for maintaining the biological aspect of the lake but wanted it to be more useable for fishing, swimming and just plain nice to look at. Results from surveys conducted by the HOA in the past overwhelming indicated HOA members wanted the lake area and water to look nice.

Chase's recommended proposal is to treat the lake over a nine month period. He said he could control the underwater growth "the stuff that all our fishing lines get caught on" pretty quickly but he would not treat everything all at once. Treating everything all at once runs the risk of causing problems such as improper oxygen levels which results in a fish kill. Once all of the underwater material is gone the surface material, duckweed, and the different types of algae could flourish since they will have more energy and won't be competing with the stuff that was killed off below the surface. What this boils down to is a balancing act to keep the lake biologically efficient, safe and pretty.

Chase was asked if what he sees in our lake is normal to which he replied "this is very normal". He said it happens quite frequently that during the first years of a lake everything looks nice but as more debris and natural food sources accumulate in the lake you suddenly have an outbreak of growth. He said you very rarely have someone pre-treat the lake for what is about to happen. He compared treating the lake to lawn care. You basically have to stay on top of things to prevent unwanted growth. You can't start mowing your lawn in mid-July and expect it to be as nice as someone that has been taking care of their lawn since early April.

He was also asked if the sewer treatment plant effluent is contributing to the plant growth and he replied "probably not, all the run off from our homes is probably causing more issues, and you would be surprised how much decaying leaves and natural sources contribute to the lake's plant growth." Chase was also asked if the chemicals are safe for our kids and pets. He said yes, that all of the chemicals he uses have a very short half-life which means within two hours of an application the chemicals have been absorbed by the plants and no longer pose any threat. He also stated that since he will treat the lake more often, he will use chemical amounts well below the allowable levels per treatment. He also said the fish would be safe to eat. Some typical chemicals used include [Captain XTR](#) and [Solera IVM](#).

When asked about chemicals previously used by the HOA lake committee and the decrease in visible frog life after the application, he said he had not ever heard of any chemicals he used having an effect on frogs. He also said using the correct amounts of chemicals is very important and that possibly too much was used previously. He also said he would notify us prior to treating the lake so that the HOA could send an email to everyone as a precautionary measure.

When asked how much this would cost he said his full proposal would be \$575 per month over 12 months for a total of \$6900 for the year. This price includes, at no extra cost to the HOA, return visits to treat unexpected outbreaks of algae. When asked if he could treat only the perimeter of the lake, say out forty feet from the shore, he said yes. There would be a reduced cost but he could not guarantee there wouldn't be algae floating from one side of the lake to the other as the wind changes directions. If any members have further questions of Chase, I agreed to collect them and forward them to him. Also, if anyone knows of or can recommend another company please let the Board know. We did find another company but they wanted an advance payment to come out and talk with us. The Board's goal is to have a recommendation in place to present at the annual meeting on November 19.

Submitted by: Todd DeYoung