

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on May 13, 2013, at approximately 7:00 p.m. at the Hillsdale Presbyterian Church. The following 2013 Board Members were present including Cathy Macfarlane who presided as chairman of the meeting, Todd DeYoung, Larry Ammerman, Rock Crawford and John Fricke (secretary).

Member Comments period included the following.

- Frank Syracuse discussed 1) his desire that the Board comment on a recent action by the DRC concerning his neighbor's property, 2) his desire that the Board create a Finance Committee, 3) the DRC structure, and 4) his desire that a Finance Committee could look into the adequacy of monetary compensation being paid by High Point Farm as an Allied Member of the HOA.
- John Fricke answered some member questions received in recent weeks including the clarification of potential Member Comment future actions to be taken by the Board, that any further lake comments should be directed to the Lake Habitat Committee rather than the Board, notice that the Board and other committees may hold discussions and communication at any time outside of official scheduled meetings as long as no action is taken, volunteer efforts on HOA common areas requesting expense reimbursement, and the Board's lack of jurisdiction in the matter of Mr. Syracuse's request to be granted direct access to common area trails by crossing private property.
- Kimberly DeYoung suggested that Frank Syracuse seek legal redress concerning his continued harassing of the Developer outside the HOA Board and directly to the Developer.

A quorum was established. Minutes of the previous Board meeting from March 11, 2013, were presented. Todd moved that the minutes be approved as presented. The motion was adopted.

Reports:

- The Treasurer (Todd) stated that the current accounts cash balance totals approximately \$23,420 and that it was time to notify the neighborhood trash hauler that competitive bids would be solicited this year.
- Tom Blackler, for the Lake Habitat Committee, reported that Carp (fish) have been added to the lake and that a wire cage has been reinstalled on the Lake overflow to minimize fish loss via outflow currents.
- Cathy, for the Landscaping Committee, reported that Preen had been applied, but that more work was needed at the entrance markers including mulching.
- Todd, for the Social Committee, reported that the next scheduled social event being planned is the annual Halloween party and hay ride.
- Tom Rourke, for the Trail Committee, reported on cleanup progress.

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Unfinished Business:

- Bids have been received for the placement of Tilapia (fish) into the lake. Todd moved that the apparent low bid from Heartland Wildlife Management LLC be accepted in the amount of \$3,495.38. The motion was adopted. One other bid was received from Midwest Lake management in the amount of \$4,500.00.
- One property remains in assessment delinquency for 2013. John moved that the HOA record a lien on the property as permitted in the governing documents. The motion was adopted.

New Business:

- John moved the creation of a special committee of the Board known as the Nominating Committee with function as described in the Bylaws to select candidates for the Board in 2014 and to create a policy for the use of the HOA email list by prospective candidates. The policy will be presented to the Board for approval. The Chairman of the committee shall be appointed by the President. Two other members of the committee will be solicited from the membership. The motion was adopted. The President appointed Larry Ammerman as the Chair.

The meeting was adjourned upon motion by Cathy at approximately 8:30 p.m.

John Fricke, Secretary

Approved: