

## Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on November 4, 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:

- Galen Heinrich stated that he wants to install a culvert in the HOA property west of the back of his lot in order to access the north side of the creek and thus the trail system. He proposes the cost of installation to not be a burden of the HOA. Future maintenance may be required of the HOA. Lots to be served include Lots 7 and 8 in Walnut Creek Estates No. 3.
- Frank Pacinelli stated that he opposed the installation of a culvert on the common area on principle of setting a precedent and the currently unknown potential loss of trees.

A quorum was established. Minutes of the previous Board meeting from September 9 were presented. Cathy moved that the minutes be approved as presented. The motion was adopted.

Reports:

- The Finance Committee presented a report consisting of a proposed budget for 2014 and a proposed dues assessment of \$350 per occupied lot. As a Special committee type, and having completed their task, the Committee is thus dissolved.
- The Treasurer (Todd) reported that the current accounts cash balance totals approximately \$9,457. Having received the Finance Committee report and proposed budget ahead of this meeting, Todd was able to adjust some items to coincide with additional carry forward and expenses to date. A revised budget for 2014 was presented and is attached. Cathy moved to recommend this budget to the Congregation. The motion was adopted.
- John, for the Design Review Committee (DRC), noted that two submittals had been received since the last Board meeting. A roof replacement on a living unit was submitted and approved. A new living unit and outbuilding was submitted and approved. John moved the Board appoint Carlos Conejo to the DRC. The motion was adopted.
- Galen Heinrich, for the Lake Habitat Committee, reported that improvements to the lake have been noticeable. The Committee would like more funds budgeted for the lake, but the Committee should reassess in 2014 with possibly adding a chemical application for an amount not yet known. He thinks that the depth of the lake is a problem.
- Todd, for the Social Committee, presented a report from Chloe DeYoung for the recent Halloween party and hay ride. The report is attached. Todd, noting the good job Callie Rolf does with new members, moved to increase the cost per new member gift basket to be \$40. The motion was adopted.

# Meeting Minutes

## Unfinished Business:

- None

## New Business:

- The next Board meeting, an organizational meeting, will be held immediately after the Annual Meeting of Members on November 25.

The meeting was adjourned upon motion by John at approximately 7:40 p.m.

John Fricke, Secretary

Approved: **JVF**

## Attachments:

2014 Budget Proposed  
Social Committee Report

## Proposed 2014 General Fund Assessment (\$350 per Occupied Lot)

	Current Year 2013		2014	
	Budgeted	Year End Estimated	Proposed	
Estimated Carry Forward	\$ 9,950	\$ 10,282		\$ 6,500
Receipts (Assessments)	22,320	22,120	\$350 /lot	22,540
Assessments Currently Uncollectible	(700)	-		(700)
<b>Total Receipts</b>	<b>\$ 31,570</b>	<b>\$ 32,402</b>		<b>\$ 28,340</b>
<b>Expenditures</b>				
Trash pickup	\$ 9,500	\$ 10,103		\$ 9,576
Utilities	250	250		250
Insurance	2,350	2,402		2,402
General		1,609		1,609
Director		793		793
Mowing	6,625	6,179		6,185
Trails		900		900
Lake		2,365		2,365
Entry and Ridgeview Rd		2,860		2,860
Interior and ROW		-		-
Lake Extended		54		60
Common Area Contingency		-		-
Office Supplies	660	490		430
State Annual Filing		40		40
Tax Preparation		-		-
Website Hosting Fee		200		100
Supplies		100		100
Bank Fees		-		40
Printing and Postage		100		100
Lien Filings		50		50
Social Events	300	387		500
Party/Annual Meeting		264		300
Gift Baskets		123		200
Lake Habitat	6,900	5,586		3,500
Fish Restocking		4,490		-
Lake Maintenance		1,096		3,500
Trail Maintenance and Supplies	900	501		1,300
Entry Marker		151		200
Trails		-		300
Cul-de-sac Phases 3 and 5		350		500
Chemicals/Spraying		-		300
Contingency and Miscellaneous	1,000	-		1,000
<b>Total Expenditures</b>	<b>\$ 28,485</b>	<b>\$ 25,898</b>		<b>\$ 25,143</b>
Estimated Carry Forward	\$ 3,085	\$ 6,500		\$ 3,197

## SOCIAL COMMITTEE REPORT

From: Chloe DeYoung

November 4, 2013

- Over 100 people attended this event held at High Point Farm including many grandchildren, nieces, and nephews.
- Thirteen (13) stops were included on the Trick or Treat Hay ride.
- Three (3) full trailers went for a hay ride.

### Costume Contest Winners

(Winners received Sash + Halloween pumpkin cat and jar of M&Ms):

- Hannah Horn – Baby Doll – cutest
- Nora Wiess – Nerd – Funniest
- Lucy Rourke – Zombie – Scariest

### Menu:

- Chili (crackers/shredded cheese; used new HOA roaster)
- Hot Dogs & Buns (mustard/ketchup)
- Chips
- Brownies
- Hot Apple Cider
- Water
- Hot Chocolate (provided by a guest!)

### Costs:

- Price Chopper \$94.49
- Costco \$117.62
- Costco \$16.89
- Costco \$10.84
- Target \$17.56

Total Cost: \$261.40