

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on January 13, 2014, at approximately 7:00 p.m. at the Hillsdale Presbyterian Church. The following Board Members were present including Sue Pacinelli (Chairman of the meeting), Stu Macfarlane (Secretary), Todd DeYoung, Larry Ammerman, and Frank Syracuse.

Minutes of the previous Board meeting from November 25, 2013, were presented. Larry moved that the minutes be approved as presented. The motion was adopted.

REPORTS

1. The Treasurer (Todd) reported the balance of accounts at calendar year end was \$6,733. Year end financials have been completed pending review by the Board.

NEW BUSINESS

1. Mr. Macfarlane moved the creation of a Lake Habitat (standing) Committee, Galen Heinrich, Chair. See attached description. The motion was adopted.
2. Mr. Macfarlane moved the creation of a Landscaping (standing) Committee, Errett Rush, Chair. See attached description. The motion was adopted.
3. Mr. Macfarlane moved the creation of a Social (standing) Committee, Chloe DeYoung, Chair. See attached description. The motion was adopted.
4. Mr. Macfarlane moved the creation of a Trail (standing) Committee, Ted West, Chair. See attached description. The motion was adopted.
5. The following questions were asked of the Board members by Mr. Syracuse with corresponding answers.
 - a. Does the HOA pay more for D&O insurance due to having a developer sitting on the Board? No, there is no increase in premium.
 - b. Are there any conflicts or potential conflicts of interest between any Board member(s) and third parties that may have the potential to impact or be perceived as having the ability to impact the decision making of said Board members(s)? Mr. Syracuse reported that he is a consultant, not an employee, of Rose Hill Tree Farm, a potential lake polluter. Answer: No conflicts were identified.
 - c. Is Lot 16, Phase 4, commonly referred to as High Point Farm classified with the County as just a personal lot of the Fricke's? Answer: No, the referenced lot has never been a personal lot of the Fricke's.
 - d. Mr. Syracuse requested confirmation from both Mr. Ammerman and Mr. DeYoung that an issue the previous Board dealt with in executive session is over. Answer: There is nothing outstanding.

6. Mr. Syracuse indicated an interest in surveying members to gauge interest in budget, capital improvements as in do we want to have a higher fee (assessment). It was discussed to have him prepare a survey to present to the Board at the next meeting. Mr. Macfarlane moved to post an information note on the website (or via email) requesting their input for questions to be placed on a survey to gauge membership interest in potential capital improvements and corresponding assessment increase. The motion was adopted.
7. Mr. Syracuse moved to discuss rules about mowing unsold lots, sold lots not occupied, and property currently mowed, but not owned by the HOA. Occupied lots were to be excepted. There was no second to the motion.
8. Mr. Syracuse moved to authorize a committee to look into finding an outside entity to mediate what he perceives as an alleged ongoing disagreement and he stipulated that appropriate charges were to be levied on High Point Farm. There was no second to the motion.
9. Mr. Syracuse moved to discuss an increase in Board communications making sure that all share communications of every medium with all members. There was no second to the motion.
10. Mr. Syracuse moved a discussion on the proper way to construct meeting agendas for future meetings. The President will summarize requested topics timely received and direct the agenda content. The motion was adopted.
11. Galen Heinrich presented his request to install a culvert behind Lot 8, WCE #3, next to his, for more direct access to the common area trail system. The culvert would reside on common area. Mr. Macfarlane moved to consider the matter. Questions pending include the size, exact location, and estimated cost of maintenance. The matter was deferred to the next meeting.
12. Mr. Syracuse moved to request the DRC commence the adoption of Design Standards and Procedures for the submission and review of plans and specifications as described in the Declaration of Covenants, Conditions and Restrictions for Walnut Creek Estates, to develop a checklist, and to develop a method for Board review of contested DRC decisions. The motion was adopted.
13. Mr. Syracuse moved a change on the home page of our website to encourage additional participation and buff our image by changing from “reasonable complaint” to “ideas, suggestions, input or concerns...” The motion was adopted.
14. Mr. Syracuse moved to change our web site so that the HOA is protected from any liability that might occur with outside marketing such as “state of the art sanitation...” The matter was tabled to the next meeting.
15. Mr. Syracuse moved creation of a Finance Committee. There was no second to the motion.
16. Mr. Syracuse moved the Board invite John Muckelbauer to again review the 2011 Kansas Statute regarding home owner associations. Copies of the Statute were distributed to Board members. The matter was tabled to the next meeting.

Community Comments:

1. Mr. Syracuse again iterated that the Finance Committee had proposed that the High Point Farm membership should be reconsidered. Mr. DeYoung noted the adoption of a Guest Membership for HPF in 2010 and read a statement from Mr. Syracuse applauding this adoption at the time. Mr. DeYoung also noted that the FC is comprised of Mr. Syracuse, Mr. Schroeder and one other.
2. Doug Schroeder stated that we should call the lake a lagoon since the sewer treatment plan discharges into the lake.
3. Sue Pacinelli finds the County has no limit on quantity of animals although Walnut Creek does have some limits. Manure from the equestrian property is largely removed from the property. And this is an equestrian neighborhood, so we should expect equines on some lots.
4. John Muckelbauer voiced concern over the Board Meeting agendas, and Ms. Pacinelli noted that a motion to add more detail to the agenda was passed earlier in the meeting without objection.

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

Stu Macfarlane, Secretary 2014

Approved: