

# Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on July 14, 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, and Larry Ammerman.

## ELECTION

After the previous Board meeting, Frank Syracuse resigned from the Board. Stu moved the election of Errett Rush as a Director until the next Annual Meeting and election. The motion was adopted.

## MINUTES

Minutes of the previous Board meeting from May 05, 2014, were presented. Stu moved that the minutes be approved as corrected. The motion was adopted.

## REPORTS

1. The Treasurer (Todd) reported the balance of accounts at approximately \$16,952.
2. John Fricke, for the Design Review Committee (DRC), stated that an application had been received from Lot 2 (Phase 4) regarding storm water diversion and it was under review. A second application had been received from Matt Heinrich regarding installation of a culvert on common area.
3. Galen Heinrich, for the Lake Habitat Committee, stated that the May 10 chemical application appeared to be having good success and that the lake looks real good.
4. Todd, for the Social Committee, reported that a "fireworks at the lake" community event was not held, but that numerous localized displays were enjoyed by many.
5. Ted West, for the Trail Committee, reported that a new barricade was installed separating the Common Area trail from Lot 6 (Phase 4) and that some trimming and brush hog effort has made the trails more presentable.
6. Todd, for the Landscaping Committee, reported that Errett Rush and Nina Fricke spent some time on the front markers (255<sup>th</sup> St) where some stump removal was also undertaken.

## UNFINISHED BUSINESS

## NEW BUSINESS

The submittal from Mr. Heinrich which was noted above was tabled to the next meeting. Stu moved the creation of a special committee to be known as the "Common Area Culvert Committee" to review the submittal, gather information, and report back to the Board. The motion was adopted. Sue appointed Stu as the Chairperson of the Committee.

## ADJOURNMENT

The meeting was adjourned at approximately 7:30 p.m. upon motion by Todd.

## Meeting Minutes

### MEMBER COMMENTS

1. Angela Benson posed several questions regarding the Design Review Committee process including the “appearance” of a dwelling under construction on Lot 14 (Phase 5) and specifically what restrictions might be evaluated by the DRC with regard to placement on the lot.
2. Sue Pacinelli mentioned several restrictions that have been reviewed with regard to above noted dwelling including:
  - a. The minimum setback from the street is 50 feet County and 50 feet WCE. The dwelling is being constructed at 100 feet setback. Adjacent dwellings may be closer to 200 feet setback.
  - b. Total square feet of livable space exceeds the minimum requirements for both County and WCE.
  - c. The garage is a 2-car garage and meets the WCE minimum requirements.
3. Todd mentioned that an equine occupancy and related outbuilding with fencing may have entered into the setback location decision.

Stu Macfarlane, Secretary 2014

Approved: