

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on January 11, 2016 beginning at approximately 6:30 p.m. held at the outbuilding belonging to Ted West. The following Board Members were present including Tom Blackler who presided as Chairman of the meeting: Ted West, Burt Knip, Carlos Conejo and Janine Worland. The meeting lasted approximately one hour and five minutes.

The minutes of the previous Board meeting held on November 24, 2015 were inadvertently not printed. Tom Blackler moved that those minutes be reviewed separate and apart from the current meeting and the motion was carried.

Ted West presented the Treasurer's Report which includes: added revenue due to added income because some lots were purchased in the subdivision since the last report of 11/01/2015 (over \$12,960) as well as prorated dues since the last report. For 2016, a small portion of the dues have been received so far. Expenses since 11/01/2015 totaling \$6,277 to include: \$1652 for trash pick-up, gravel for the trails \$1001, floating boons for the lake \$862 and general insurance for the HOA, \$1771. A separate invoice for the Board insurance has not yet been paid. The current budget balance is over \$9540. All gravel invoices have been paid. Other financial: The year-end financial report will be posted to the web site after a required annual audit is conducted by volunteers before the March 14, 2016 meeting. Burt Knip moved that two volunteers be named to conduct the audit and carried (Burt Knip and Janine Worland). Both will also meet early before the next scheduled meeting.

Secretary Carlos Conejo reported that all annual dues invoices to the home owners were mailed out on December 26, 2015. Also, the homeowner's directory has been updated held in abeyance from posting a final directory until after February 2016 because we are still lacking approximately four to six solid email addresses and or updates.

John Fricke presented information for the Design Review Committee. A notice from Keith Crouch was received responding that their driveway was being completed as requested. A request from Carlos Conejo for an addition added to their residence was approved.

Tom Blackler presented information for the Lake Habitat Committee. Galen Heinrich agreed to chair the committee. The lake looks good. The floating boons will be deployed in the spring. No fish have recently been stocked inasmuch as there was no need for weed control by adding tilapia. Plenty of grass carp are already thriving. The budget does allow \$1000 for fish restock with no current plan to restock. More traffic of people have been fishing and taking fish. Ted West moved that the restocking of fish be considered and carried.

John Fricke reminded the board members that Kansas Law requires that any notification to all board members must also be published to the entire membership hence the use of the HOA web site to publish the agenda.

Ted West presented information for the Landscape Committee. Ted reminded all that he volunteered to be the chairman for the committee. One entry light on Crestview on the west side is not working for some reason and will be repaired. Ted recommends adding a sub-committee to provide recommendations for improving the cul-de-sacs, if desired, such as rock borders for easier weed control and mowing, adding mulch or replacing and adding more plants. Other possibilities could be entry-way

markers on 248 Street, 250 Street and 252 Street. The Phase 3 cul-de-sac has been maintained by the neighbors in the area with their own purchases. The budget is limited for 2016 but should be discussed with others in the membership to provide funding if necessary to the Phase 3 neighbors.

There was no information from the Social committee.

Ted West presented information on behalf of Todd DeYoung for the Trail Committee. Gravel was placed at the entrance to the lake with the committee's intent to spend up to \$2000. Coverage is now at 80% of that trail using only \$1000. One additional load of gravel should complete that project with a second load used for spot fill totaling only an additional \$600. The Longhorn Trail was surveyed and appears very soggy with running water. An alternate trail to the west of the existing trail is recommended for users because it would then be on higher ground or grass requiring clearing of brush of at least 16 feet tall for horse riders. Tom Blackler recommended discussing temporarily closing a portion of the existing trail to allow it to regrow vegetation and rerouting the trail before spring. ATV activity has caused deep ruts which precludes filling with gravel for aesthetic purposes.

Ted West recommended that a sign be posted at the lake entrance announcing use by HOA members and their guests only with members present. People from other counties have been observed at the lake stating they were given permission to fish without verification. Janine Worland made an observation that property needs to have posted signs in the event of a claim as a deterrence for insurance liability purposes. That would better defend the HOA otherwise an invitation to use the HOA facilities is inferred without signs. Janine Worland volunteered to seek further insurance guidance.

Old Business

Ted West discussed old business concerning liability insurance for the Board. The liability coverage will be increased from \$500,000 to \$1,000,000 for \$1,200 with \$1,400 budgeted. A quote for \$2,000,000 was cost prohibitive estimated at approximately \$1,700. Ted West motioned for approval to purchase \$1,000,000 policy which carried.

New Business

Tom Blackler reported receiving a telephone call from someone interested in purchasing the foreclosed home on Crestview. The caller's interest was to move into the home and to build an outbuilding for a cabinet business which consists of having four trailers parked outside. The HOA restrictions and covenants were discussed and that any plans would have to be reviewed. Discussion continued including the caller saying he previously viewed other trailers and such openly parked in the neighborhood. Tom Blackler motioned for open discussion which carried. Although trailers are not normally allowed to be stored outside there are a few pending instances but that the restrictions and covenants have not been enforced. Normally if there is a complaint then the board and Design Review Committee addresses the complaint. HOA members should be made aware of the overall covenants and restrictions which cover both commercial and personal trailers. Some trailers such as horse trailers parked in the rear near barns are not a significant issue. Motor homes parked outdoors are addressed in the covenants and restrictions which were created for the protection of property values as well as the enjoyment of the neighbors but are not adhered to as a general practice. Either the HOA membership needs to change the language of covenants and restrictions, enforce the covenants or restrictions, or make exceptions/waiver/variance to the rules approved by the DRC and the Board. Some homeowners may not be aware or familiar with all of the covenants and restrictions. Historical issues would be

difficult to address but from this point forward issues and rules can be addressed or enforced with consistency as outlined by the covenants and restrictions regardless of the topic as a responsibility of the Board. One option could be is to publish on the HOA website an awareness of the covenants and restrictions or mail a newsletter with the theme of spring clean-up with a reminder of the covenants and restrictions. Diane Blackler volunteered to create a newsletter with the assistance from Carlos Conejo and Janine Worland.

The meeting was subsequently adjourned at approximately 7:35 p.m. by motion from Tom Blackler and carried.