

Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on March 14, 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.

The minutes of the previous bi-monthly Board meeting held on November 24, 2015 were reviewed which were inadvertently omitted from the January 11, 2016 meeting. Ted West moved that those minutes be approved and the motion was carried. Also, the minutes of the bi-monthly Board meeting from January 11, 2016 were reviewed. Ted West moved that those minutes be approved and the motion was carried.

Ted West presented the Treasurer's two reports as follows: 1) the regular treasurer's report reflected collection of dues in the amount of \$20,300. All but two lots were collected upon: one being "the previously discussed foreclosure lot" and lot 18, Phase Five; an unimproved lot with a new owner. Two request for dues was mailed to the new owner reflecting \$30 penalty assessments with each mailing. Also, total expenses of \$4,103 leaves a balance of \$25,737.74 with no present outstanding expenses; and, 2) annual treasurer's audit report independently reviewed by Janine Worland and Burt Knip. Two minor discrepancies were noted but determined to be correct with no issues. Ted West moved that the financial reports be approved and the motion was carried.

John Fricke presented information for the Design Review Committee. One fence upgrade was presented from Lot 11, Phase 1. The presented package appeared to be acceptable as a replacement of the old fencing with newer materials which will be reviewed by the DRC.

Tom Blackler presented information for the Lake Habitat Committee. The lake looks good with signs of carp in the areas. Two locations have been identified for the floating booms to capture algae. A former request to stock the lake will be addressed and anticipated due to funds being available and will remain within budget. No further Board approval for restocking the lake with fish will be required inasmuch as it was previously approved by the Board.

Janine Worland discussed a donated pontoon as a possible liability and safety issue inasmuch as younger children might find it attractive to use. The donation was noted as a nice and friendly gesture but required discussion in New Business to follow.

Ted West presented information for the Landscape Committee. Cul-de-sac three looks pretty good but with some issues on the pine tree that might need volunteered spraying by the local residents. Cul-de-sac five has new seasonal growth. A rock border will be placed and formed around the new growth. Any donated or extra rock would be appreciated. Trimming will continue at the main entry with no additional plans except maybe adding mulch. Any ideas or donated transplants are welcomed. The Board acknowledge Ted West's great efforts in maintaining the landscaped areas.

There was no report for the Social Committee.

Ted West presented information on behalf of Todd DeYoung for the Trail Committee. Gravel was added to the lake entrance. The full entry road is now completely graveled. One final load of gravel was ordered and will be dumped and used as needed. Some thin spots were observed particularly after it had rained. A turn-around might be created from using the final load of gravel. A suggestion of placing a sign at the end of the road should read with words to the effect, "No cars or trucks beyond this point" so as not to drive up on to the dam or close to the dock due to soft ground. There were no objections to the suggestion and Ted West will obtain materials and make the signs.

Longhorn trail and a portion of the North trail now have an alternate trail due to bad erosion with large stream of water running down the trail. The alternate trail is receiving a lot of use.

Old Business

Tom Blacker presented discussion concerning signs for the lake surrounding discussion of liability and restricting vehicle traffic. Janine Worland checked with insurance underwriters on the signs who noted concern that the WCHOA did not have signs similar to neighborhood pools that have warning signs. The underwriters suggested that the Board contact the insurance agent to receive from them suggestions of what the signs should read. The signs should read words to the effect, "swim at your own risk; no lifeguards present. For the perimeter roads and trails, the signs should read words to the effect, "private property – members only".

New Business

Tom Blackler presented a motion of planting trees near the water treatment plant with the help of volunteers which was carried and approved.

Tom Blackler presented other homeowner's concerns and observations of high degree of vehicle traffic and damage to the ground around the lake which was discussed by all. The top of the dam has lost grass and has deep tire tracks/ruts. The issue appears to be whether the damage to the grounds is acceptable or would eventually need costly repair. High speeding vehicles for the terrain conditions have been observed on the south side of the lake coming from the trail in blind spots with additional concerns of a crash, loss of control or striking a person. Drivers have been seen driving through owner occupied lots. The drivers may or not be HOA members as a possibility was discussed. Additional newsletters as a reminder was discussed to have residents more mindful of the property. Ted West volunteered to have the dam temporarily blocked off to vehicle traffic and reseeded through spring with a sign of words to the effect, "no vehicle traffic except for emergency vehicles only". A direct letter to offenders rather than the use of the newsletter was discussed in the interest of time and delivery of the message. A reminder that the website contains guidelines for common areas posted since 2005 was discussed. Tom Blacker motioned that a draft letter response be written and reviewed by the Board before the next meeting which carried and was approved.

Ted West volunteered to burn tall grass on common properties after obtaining a burn permit. The properties would include an area near the lake. Boundaries will be defined before any burning occurs and local neighbors will be notified. There were no objections.

The donated pontoon will be acknowledged as an offer, kind gesture and donation but will not be accepted or owned by the Board. The donor will be notified. Any and all boats there will be removed if under the purview and/or responsibility of the Board and/or the HOA members. Burt Knip motioned that the donor be notified which was carried and approved.

Janine Worland recommended an interim social event before the Halloween party such as the Fourth of July to have more interaction with other members.

Ted West requested clarification on property liens which was discussed. Historically since 2007 or 2009 since dues are due each year at the end of January, letters are mailed to the homeowner at the end of February, in March a draft copy of the lien is sent to the homeowner and lien filings are filed at the end of April. Liens are filed for each calendar year with renewal every five years.

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