

**Walnut Creek Estates Homeowners Association  
Annual Meeting Minutes  
November 2009**

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**PRESENT:**

**President:** John Mucklebauer  
**Vice President:** Anne Peters  
**Treasurer:** Melissa Rogers  
**Secretary:** Rosemary Corbin  
**Parliamentarian:** Dan Avenaim

**I. CALL TO ORDER**

The annual meeting of the Walnut Creek Estates Homeowners Association (WCEHA) was called to order at 7:08 pm by John Mucklebauer, 2009 President.

**II. APPROVAL OF MINUTES OF MEETING**

A motion was made and seconded to approve the minutes of the prior Board of Directors meeting. {No action was appropriate.}

**III. TREASURERS REPORT**

Melissa Rogers presented the current financial statement which was accepted as presented.

**IV. DESIGN REVIEW COMMITTEE**

No Recent Submissions for DRC approval

**V. OLD BUSINESS**

**Culverts:**

John Mucklebauer requested an update on the status of the culvert repair and John Fricke stated that he was unprepared to make a report.

**Dock Repair and Catwalk:**

John Mucklebauer presented the option to purchasing a catwalk with HOA dues. Mr. Mucklebauer stated that the Board had discussed the purchase of the catwalk in prior meetings and that the Board felt that the issue should be presented to the HOA at the annual meeting. Mr. Mucklebauer stated that the purchase price for the catwalk would be \$1700.00. He further stated that the HOA would have to find a way to secure the catwalk at the lake. Dan Avenaim stated that he had contacted a vendor who quoted a cost of \$3500.00 to secure the catwalk, however, perhaps the HOA could ask for volunteers to

do the work. John Mucklebaur motioned to purchase the catwalk and Dan Avenaim seconded the motion. There was a 100% voice vote to approve the purchase of the catwalk, the motion carried.

**Signs at Lake:**

John Mucklebaur presented to the HOA, the option of placing the following signs at the lake:  
No parking on dam  
No vehicles beyond this point

The motion to approve the purchase and placement of signs was denied.

**Signs Identifying Trails:**

Anne Peters stated that she had received complaints about equestrian riders not staying on the dedicated trails. Ms. Peters recommended that trail markers be placed that would identify the location of the trail. John Mucklebauer motioned to present this task to the Beautification Committee. The motion carried.

**VI. NEW BUSINESS**

**General Fund**

John Muckelbauer motioned to accept the budget and general fund as presented, Dan Avenaim seconded and the motion was approved.

**HOA Dues**

John Muckelbauer motioned that the Home Owner Dues be changed from \$350 to \$300 in 2010 and that the vacant lot fees be also changed to \$150. The motion was carried and approved.

**Election of Officers**

Votes were cast and tallied for the new 2010 Board members and the final count was as follows:

<b><u>Name</u></b>	<b><u>Number of Votes</u></b>
John Frickie	112
Stu MacFarlane	115
Matt Rojohn	126
Todd DeYoung	114
Doug Schroeder	22

**ADJOURNMENT**

The meeting was adjourned at 9:12 p.m. Submitted by: Rosemary Corbin