

## Meeting Minutes

The regular annual meeting of the Members of the Walnut Creek Estates Homes Association, Inc. was held on November 21, 2011, beginning at approximately 7:00 p.m. at the Hillsdale Presbyterian Church. The Vice President Sue Pacinelli was in the Chair and Secretary John Fricke was present.

A quorum was established and notice of mailing was confirmed.

Minutes of the previous annual meeting from November 22, 2010, were presented. Kimberly DeYoung moved that the Minutes be approved as presented. The motion was adopted.

Todd DeYoung presented a Treasurer's Report which includes an estimated carry forward balance of \$10,980 and total estimated expenditures for 2012 of \$25,830. A copy is attached. Todd moved to accept the budget and set the 2012 General Fund Assessment at \$300 per occupied lot resulting also in \$150 per unoccupied lot and \$30 per Developer owned lot. The motion was adopted.

The Nominating Committee presented the following Directors to be elected for terms beginning in 2012: Larry Ammerman (1 year), Rock Crawford (2 years), and Cathy Macfarlane (2 years). The slate was adopted. The following Directors will continue to serve in 2012: Todd DeYoung and John Fricke.

There was no other new business. The meeting was subsequently adjourned on motion from Shani Crawford.

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John Fricke, 2011 Secretary

Approved:

## 2012 General Fund Assessment (adopted budget)

	Current Year 2011		2012	
	Budgeted	Year End Estimated	Proposed	
Estimated Carry Forward	\$ 10,250	\$ 11,909		\$ 10,980
Receipts (Assessments)	18,600	19,638	\$300 /lot	18,750
Assessments Currently Uncollectible				(600)
<b>Total Receipts</b>	<b>\$ 28,850</b>	<b>\$ 31,547</b>		<b>\$ 29,130</b>
<b>Expenditures</b>				
Trash pickup	\$ 8,058	\$ 9,014		\$ 9,500
Utilities	250	225		250
Insurance	1,702	2,350		2,410
General		1609		1,610
Director		741		800
Mowing	3,500	5,575		7,660
Trails		600		900
Lake		2150		2,365
Entry and Ridgeview Rd		2600		2,860
Interior and ROW		0		605
Lake Extended		225		450
Common Area Contingency		0		480
Office Supplies	890	550		660
State Annual Filing		40		50
Tax Preparation		0		-
Website Hosting Fee		160		160
Supplies		0		100
Bank Fees		0		-
Printing and Postage		300		300
Lien Filings		50		50
Social Events	300	200		500
Capital including Walkway/Dock	2,000			
Maintenance and Supplies		2,380		2,100
Entry Marker		105		300
Lake		1190		1,200
Trails		685		300
Cul-de-sac Phases 3 and 5		400		300
Contingency and Miscellaneous	2,500	278		2,750
<b>Total Expenditures</b>	<b>\$ 19,200</b>	<b>\$ 20,572</b>		<b>\$ 25,830</b>
Estimated Carry Forward	\$ 9,650	\$ 10,980		\$ 3,300