

Minutes of the May 20, 2013 Meeting Strawberry Knoll Elementary School

Board members present: Patrice Williams-Johnson, Clyde Lutter, Steve Schuyler, Walter Kelley, and David King,

Homeowners present: Iraj Aryana and Nancy Holderman

The meeting was called to order at 7:09 p.m. Quorum was met.

Assignment of Officers: Approved officers:

Clyde Lutter – President
David King – Vice President
Steve Schuyler – Architecture Chairman
Walter Kelley – Contracts Chairman
Patrice Williams-Johnson – Treasurer

Discussion of meeting format: Reviewed the agenda to include the following:

Call to Order
Agenda Review: 5 minutes – Add items to Old/New Business as required.
Review and Approve Minutes from Prior Meeting
Members Time – 5 minutes per member
Financial Report
Old Business
New Business
Action Items
Adjournment

Next Meeting Date –June 24, 2013

Meeting Minutes Review:

The minutes from the March 25, 2013 meeting were reviewed and approved. Nancy Holderman will forward the minutes to Diane Winters, webmaster, to be put on the Walnut Creek Homeowner's Association website.

Members' Time:

Issue:

Some townhome owners are using two visitor parking spaces in addition to their assigned spaces for their residential use on a continual basis. Visitor parking spaces continue to be used for residential use.

Commercial vehicles continue to use residential parking spaces instead of parking on the street as required by the WCHOA rules and regulations.

Some specific townhomes have more than six people living in them. The high occupancy issue is creating additional use of the parking spaces in the townhome parking lot.

Board response:

A parking plan will be going into effect to alleviate the parking problems. The board will be contacting Allied Management to put this plan into effect. The parking plan will be reviewed by members of the board in the June 24 monthly meeting.

Issue:

Overhanging branches have been cut by townhome owner however not disposed of through the recycle yard waste system already in place. The cut branches remain on townhome property or common area.

Tall grass and weeds exist without townhome owner addressing this.

Board response:

A walk through of the Walnut Creek Homeowners Association townhouse and individual home properties will be performed by members of the board within the next 10-14 days. Infractions of the Walnut Creek Homeowners Association Rules and Regulations will be addressed in letters sent to homeowners and fines assessed appropriately. If any of these conditions are regarding the common area, a separate walk through will be performed by members of the board and addressed with the common area landscaping company currently hired by Walnut Creek Homeowner Association. Walt has left a message to schedule a board member walkthrough with the WCHOA landscape contractor, currently awaiting a return call.

Members' Time Continued:

Issue:

Townhome owner stated the siding on a townhouse unit was not painted with the WCHOA board approved siding color. Instead the townhouse was painted with a board approved TRIM color.

Board response:

When the walk through of the townhouse properties is performed it will be noted and addressed appropriately.

Architectural Submissions/Requests

An issue of rotted wood exists in a single family home on Bannister Court causing a breeding condition of mosquitos. Concerns have been presented to the architecture chairman. This will be addressed at the walk through.

Financial Report:

Walnut Creek Homeowner Association accountant requested an extension on the personal property tax return starting January 1, 2013.

There is an outstanding balance of \$40,000 in homeowner's dues and fines created by nine homeowners accumulated over the past five years (one third of this total attributed to two homeowners and the other two thirds of this total attributed to seven homeowners). Several actions have been taken in the past by the current attorney working with the association with limited results but nothing has been done in the past two months. The board and Allied Management have determined that a change in attorney is necessary. Allied Management is currently identifying a list of attorneys and will be forwarding the information to the board for a decision.

Reserve Study Results: As a result of the reserve study it was determined that we have about one half of what is needed. Currently, the reserve account has \$185,000; however, the reserve account should have \$371,000. This would represent an annual

contribution of approximately \$19,000 per year. Currently the amount of \$12,000 was budgeted for the reserve account this 2013 year. The board will reallocate the budget.

Walt brought up this information in a later email: Some clarification of the Reserve Study shortfall and the projected "catch up" time frame assumptions would be helpful.

Currently budgeted annual contribution amount of \$12,000 per year, to be increased to \$19,000 per year due to currently projected shortfall.

The currently projected shortfall of \$186,000 (\$371,000 – \$185,000) with an increase of \$7,000 per year (from \$12,000 to \$19,000 per year) implies it will take the WCHOA nearly 27 years to "catch up". Is this a correct interpretation on my part or am I missing something? If my interpretation is incorrect, is a 27-year "catch up" what we truly intend?

Old Business

The common area along Montgomery Place damaged by rain drainage will be examined during the common area walk through.

After a water main break in the parking lot near 9070 Centerway, the pipe was fixed, but a depression in the asphalt of the parking lot remains and is hard to navigate. The Board will address this issue during the common area walk through

In an effort to slow speeding vehicles in the WCHOA community the board will be seeking methods to install speed bumps. The number of cars traveling through Walnut Creek community to and from the Quail Valley community has increased. There is an increase in speeding and running of stop signs. The board will contact Allied Management to seek information as to how to have speed bumps installed on the streets in the WCHOA community.

Rain drainage, tall grass, weeds, lack of grass will be addressed during the common area walk through.

In accordance with Montgomery County Code, a triennial inspection of Walnut Creek Homeowner's Association's storm water management facility was performed. It was determined that leaf, debris and trash needs to be removed and that this must be done on a regularly scheduled basis. The board will add this function to the existing lawn maintenance contract and present this to the lawn maintenance company. The

maintenance of the storm water management facility is the responsibility of Walnut Creek Homeowner's Association.

Walnut Creek Homeowner's Association Rules and Regulations current basketball hoop policy will be changed to allow basketball hoops in the community. A very detailed and well defined policy will be established regarding the allowance of the basketball hoops in the community. **The safety and liability for children playing at the homeowner's basketball hoop will be that of the individual homeowner NOT that of the Walnut Creek Homeowner's Association.**

Playground rubberized ground material will be added to the tot lots that are in need of additional ground material. The board will look into the purchase, delivery and installation of the material. Patrice Williams-Johnson looking into this.

New Business:

Goshen Road Widening:

The "Goshen Road Widening" issue was briefly brought up as the meeting adjourned. What would be the assumed time frame for the widening? What would the potential cost impact be to WCHOA and/or to affected homeowners?

FIOS installation:

FIOS installation of a main line is currently underway in our community. Public Utility Easements (PUE) are being adhered to during this installation. After the main line installation homeowners will have the opportunity to have installation of FIOS to their individual home if they so choose. This would be done on an individual cost basis. Grass seed is installed under the planting mix. Homeowners will need to water appropriately.

Meeting adjourned at 8:37pm.

NEXT MEETING – MONDAY, JUNE 24, 2013