

Walnut Creek Homeowner's Association, Inc.
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Meeting of September 14, 2015

Strawberry Knoll Elementary School

Call to order: The meeting was called to order at 7:10 pm.

Board members present: Clyde Lutter, President; Liz Lindahl, Vice President; Steve Schuyler, Architecture Chairman; Patrice Williams-Johnson, Treasurer; Walt Kelley, Contracts Chairman; Dave Nocket, Architecture Support

Homeowners present: Diane Winters, Secretary; Nancy Holderman, Tom O'Brien, Zach Khan, Asad Khan

Agenda Review: The agenda remained the same. Nancy introduced Diane Winters as the new secretary and welcomed her with a plant as a thank you for stepping in as a volunteer to take her place.

Minutes from Prior meeting: The board reviewed and approved the August minutes with no changes.

Member's time:

- Steve introduced an issue regarding a small white truck that appears to be abandoned in the parking lot in the 9100 block of the townhomes. The VIN # and license plates were removed and tail lights were smashed. Steve called the county vehicle recovery unit at 311. He was told that if a vehicle is abandoned on private property a consent form needs to be submitted before it can be removed. The board discussed issues regarding if the car was stolen and if it is a crime. Steve will pursue with the police. In the meantime the board approved using \$100 of association funds to remove the car.
- Steve read an e-mail from a homeowner on Centerway Rd. She is having personal problems that are making it difficult to pay association fees. She has requested that the lien, which is renewed every two years, be removed. Patrice recommends not removing the lien. The balance owed by the homeowner is \$10,330 that will be part of a service debt to determine if she can refinance. The homeowner has had personal issues since 2009 and hasn't communicated with the association over that time period. If homeowner sells or refinances the association expects to recoup their fees. Patrice will send letter to the attorney who will send letter to the homeowner.
- Zach, our landscaping contractor, asked if there were any comments of complaints regarding their services. Later in the meeting it was discussed that there were not any.
- Steve mentioned that there were items, junk and poles and branches, dumped in the area around 9032 Centerway. Zach stated that he usually gives homeowners one and a half weeks to

remove the items. Zach will take care of the branch and remove junk (dumping). A discussion pursued around putting no dumping signs in the area. A decision was not made at this time.

- Zach pointed out that September/October is seeding time. He suggested that we seed in the next two weeks. The seeding estimate for all common areas is \$3200. Zach mentioned that we are late on mulching. He would like to do that on the tree by the tennis courts, Centerway, and around the courts. Patrice mentioned that the mulch still looked good and should be done in the spring. Though the association has the money she was concerned it would be wasteful. Zach stated that it looks good close up but gets dried out. Zach gave an estimate of \$3200 for the mulching and will map out where that will happen. Doing seeding, aeration, and mulching now was approved by the board.
- Liz started a conversation about tree planting. There is money available in the budget for tree planting. Liz and Zach will walk around the community and give the board ideas at the next board meeting of where the planting will go. In the meantime, there are still two trees that need to be removed. One on Lindenhouse and one on Glendower. Walt says there is an estimate for tree removal for \$1000. Liz asked that the board e-mail ideas about planting to her and she can make a plan for her walkaround the community next Sunday.
- Nancy brought up that there was a fire in the mulch in the tot lot 2 weeks ago around 9109 Tulip Grove Rd. Zach will look into that area and mulch.

Architectural

- Steve will do the second walk-through this month and requests volunteers. Keith said his wife may be able to help. Dave was mentioned.
- A homeowner on Glendower is installing solar panels on his roof. He will submit an architectural request forms for both the solar installation and painting his back deck and railing when the design and colors are both finalized.

Financial

- Patrice will talk to the new attorney about the process for write-offs. If satisfied with the process for unit balances we don't have to wait until next month.
- Patrice will follow-up with new and old attorneys
- Following up on Navarro, the attorney will send a letter to the resident when the resident tells the association the amount they can pay. Patrice will send an e-mail to Clyde to help finalize this issue.
- Patrice explained the process:
 - The association does liens, including assessments, every two years.
 - Judgement is a lawsuit – forever we can get money owed to us, the judgement is always against the person.
 - Currently we have the following in the community:
 - 6 payment plans
 - 1 revenue lien next year
 - 1 renew lien in next two years.

Patrice says the bottom line is that everything is good.

- Leaf pick-up was discussed. Zach gave a price of \$100/per pickup per homeowner once a year in November, or the possibility of twice a year (\$200 per homeowner.) The county service takes up to two years to get started and is added to the homeowner's taxes. For 2015, the Board approved continuation of bagging leaves and Montgomery County recycling will pick up the bags.
- Patrice will follow-up with Wells Fargo and Morgan Stanley.
- Patrice stated that last year the picnic budget was \$300 which bought enough food and supplies. The board approved a \$300 budget for food and supplies for the 2015 picnic.

Contracts

- Walt will put out a two-tree package RFP to remove the dead trees on Glendower and Lindenhouse. The bid will be to cut down the trees and cut stumps down. The contractor will have to work with the homeowner on Lindenhouse because the tree is close to the house. The Board previously approved that they would pay for removal of this tree because the tree, which is in the common area, leans over the house.
- Zach would like to submit a bid for the tree removal.

Old Business

- Zach volunteered to bring grills over the picnic area and return them. He will pick grills up for from four homeowners at 3:00pm on Saturday, September 19. Grilling will start at 3:45 pm. People will bring their own chairs. Diane will get balloons for the entranceway to the picnic.

The following items were deferred until the October meeting:

- Townhouse parking policy
- Fire lane activity
- Neighborhood watch – Dave Nocket will follow-up.

New Business – Deferred to October meeting

- HOA Landlord Responsibilities Policy (Steve Schuyler)
- Online Privacy Policy Review (Diane Winters)

Meeting adjourned at 9:09pm

Next Meeting is October 12, 2015