

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of April 11, 2016

Strawberry Knoll Elementary School

Call to order: A quorum was met and the meeting was called to order at 7:04 pm.

Board members present: Elizabeth Lindahl, Vice-President; Patrice Williams-Johnson, Treasurer; Steve Schuyler, Architecture Chairman; Walt Kelley, Contracts Chairman; Keith Rush, Contracts Support; Dave Nocket, Architecture Support; Diane Winters, Secretary/Communication

Homeowners present: Clyde Lutter, Dave Goldstein, Heda O'Brien

Proposed resignation and election from floor: The new board was elected at March's annual meeting when votes were tallied. Clyde Lutter, the former president was not on ballot and therefore was not reelected.

Board Member Keith Rush submitted his resignation and the board motioned to accept. The board thanked Keith for his service.

Keith's resignation opened one two year term. A year extension for Dave Nocket was added and accepted by the board. A board member nominated Clyde Lutter to continue for a one year term as president. Liz Lindahl was also interested in being president and was also nominated. A vote was taken and Clyde Lutter was voted in for a one year term as president. The vote was 5 for Clyde and 2 for Liz. Liz will continue her position as Vice President.

Minutes from Prior meetings:

- The March Annual Meeting minutes were reviewed and approved with changes.

Diane Winters will make the changes and post the minutes to the WCHOA Website.

Architectural

- The architectural chairman sent a letter to the home on Tulip Grove Rd. that had a trailer parked in front of the home. It has been removed.
- There have been no new approvals submitted.

Contracts

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- There are no updates on contracts.

Financial

- There was a conference call with the representative from Morgan Stanley. Patrice Williams Johnson and Steve Schuyler attended the call. A homeowner questioned if Morgan Stanley had lost money for the HOA. Patrice reported that they have been conservative in their investments. Earnings growth is up 5-1/2% a year from January 2011 to present which is good for a conservative portfolio. Walt questioned if Morgan Stanley is looking at asset allocation and the answer is yes.
- Patrice talked with Sara at Allied Realty. There were seven delinquencies. Most are townhomes and one is a single family home. Some will stay with old attorney and others will be handled by the new attorney. Attorneys are through Allied Realty and they get separate reports from both attorneys.

Old Business – deferred to future Meeting

- The following items were deferred to May HOA Board Meetings:
 - Tree Planting/Tot Lot mulch fire (Elizabeth Lindahl/Walt Kelley)
 - HOA Landlord Responsibilities Policy Addition (Steve Schuyler)
- The following items were deferred based on convenience:
 - Townhouse parking policy (Liz Lindahl/Steve Schuyler)
 - Fire lane Activity (Dave Goldstein)
 - Walt brought up the need for fire lanes at the end of the streets in the townhouse area. Dave Goldstein have both contacted the county regarding fire lanes and they have not returned the calls.
 - “No Dumping” sign in the townhome area. A sign needs to be added to the head of each townhome parking lot. Walt Kelley and Dave Goldstein.
 - HOA Communication’s review (Diane Winters)

New Business:

- There is a re-compete in progress on the landscaping contract. Walt Kelley will follow through.
- Bulk removal will be scheduled for both communities. They will be scheduled for May 19 and October 27. Liz Lindahl will send out a letter to the community. The letter will also include information about dumping in the end of the parking lots.
- There are bags of limbs in plastic bags in the townhome area. The recycling service does not pick-up plastic bags. Walt Kelley will contact the landscaping contractor to remove the bags.
- A conversation was started about replacing trees in the common area that have been removed. Diane Winters questioned the replacement of trees in the community and suggested that we develop a landscaping architecture plan to aid our aging community going forward. Diane Winters will start getting a plan together for bids.
- Walt Kelley will resend the e-mail regarding tree replacement which will also be used for the architecture landscaping discussion.

Meeting adjourned at 8:12pm

Next Meeting is May 9, 2016