

DRAFT

Walnut Creek Homeowner's Association, Inc.  
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Meeting of August 8, 2016

Strawberry Knoll Elementary School

**Call to order:** A quorum was met and the meeting was called to order at 7:05 pm.

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

**Homeowners present:** Tom O'Brien, Denise DeCarlo, Zahid Khan, Genet T. Oda, David Goldstein,

**Minutes from Prior meetings:**

- The July 2016 meeting was cancelled due to lack of quorum.
- The June 2016 Meeting minutes were reviewed and approved with changes.

Diane Winters will make the changes and post the June 2016 minutes to the WCHOA Website (Action Item).

**Members Time**

- Zak from Pak Lawn Landscaping requested approval for mulching cull-de-sac circles. It is a separate contract. The board motioned that Pak Lawn mulch the circles and it was approved.
- A discussion ensued that there were dumped branches on the 9100 Centerway parking lot. Zak will pick up the dumped branches as part of his contract.
- The Board assisted the homeowner on 9172 Centerway with a delayed payment that was taken to collections.
- Denise and Dave attended the meeting to discuss parking issues in the townhouse area.

**Architectural**

- 19013 Harkness Lane architectural request was approved.
- 17 Banister Ct. requested solar panel installation and was approved.

**Contracts**

- No contract related items to report.

### **Financials**

- Patrice will schedule a meeting in Morgan Stanley in the next few weeks.
- A follow-up with the attorney will be scheduled to go over delinquencies. There are three major delinquencies at this time.

### **Community Beautification**

- Diane Winters presented bids for the Community project. She will create a chart for easier reading (Action Item).

### **Picnic**

- The annual community picnic will be September 24, 2016 from 4-6pm. Details will follow. Patrice will get flyers out for the picnic. Walt will ask our landscaping contractor if he can help move.

### **Parking**

- 9146 Centerway Drive has been reported to have excessive parking. Board members will go over to the house and review parking rules and possible violations.
- The Board voted to have an additional community meeting to discuss parking. The meeting will be held at 7:00pm on Monday, August 29. Steve will verify location. Liz will distribute flyers to the community for the parking meeting and community picnic.

### **Old Business – deferred to future Meeting**

- The following items were deferred to future HOA Board Meetings:
  - Tree Planting (Elizabeth Lindahl/Walt Kelley)
  - HOA Landlord Responsibilities Policy Addition (Steve Schuyler )
- The following items were deferred based on convenience:
  - 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 has contacted both 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)
  - Neighborhood watch –will be deferred until Dave Nocket is available during the August meeting.

### **New Business**

- Close county storm water issue (Walt Kelley)
- Update bid sheet and send out bids for the sign (Walt Kelley)

**Meeting adjourned at 8:52pm**

**Next Meeting is September, 12 2016**