

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of December 12, 2016

Strawberry Knoll Elementary School

Call to order: A quorum was met and the meeting was called to order at 7:02 pm.

Board members present: Clyde Lutter, President; Elizabeth Lindahl, Vice President; Walt Kelley, Contracts; Patrice Williams-Johnson, Finance; Dave Nocket, Architectural Support; and Diane Winters, Secretary.

Homeowners present: Dave Goldstein, Heda O'Brien, Gloria Del Romero, Natanael Del Romero

The agenda was reviewed for the December 12, 2016 meeting and was updated with changes and approved.

Minutes from Prior meetings:

- The November 2016 Meeting minutes were reviewed and approved with changes. Diane Winters will make the changes and post to the Web site.

Homeowner time:

- A new homeowner on Lindenhouse Rd. had several questions regarding trash, recycling, leaves, snow removal, pool, building a fence. All policies were explained by the board.
- Heda O'Brien had a question regarding the bids for the new community sign. Walt Kelley stated that he had not sent out bids at this time.

Architectural

- A Homeowner on Glendower Rd. requested approval for new siding. The request was approved by the board.

Financial

- Three residents on Centerway Rd. with delinquencies we forwarded to the lawyers.
- Records retention will be discussed further in next meeting.
- Management agreement addendum including townhouse parking.
- Sara from the management company sent insurance policies to Board members for review.
- Bulk trash pickup was scheduled for Saturday, April 29, 2017 and Saturday, October 28, 2017.

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- The picnic date was tentatively decided for Saturday, September 9, 2017. The date will be finalized in the near future.
- Implemented and reviewed the Morgan Stanley plan. It was accepted and approved.

Contracts

- Walt Kelley got accolades from the board for his excellence in leading and completing the parking painting project. Also accolades went to David Goldstein and Steve Schuyler for their rigorous help with many tasks including getting homeowner cars moved from spaces.
- The parking painting project was completed prior to Thanksgiving and now visitor spaces are clearly marked. "No Parking" yellow signs were painted on the curbs.
- Sara received a letter from the County for an update on the storm water pond on Lindenhouse Rd. PakLawn did the work on the storm water pond on Lindenhouse Road. The County was notified that the work is completed.
- Walt will modify the landscaping contract to include storm water management.

Old and New Business – deferred to Future Meetings

Townhouse Parking Policy

- Liz will do the final tweaking to rollout the policy.
- Dave Goldstein had a question about enforcement. Liz will put a section in the letter clarifying costs.
- The final schedule will include two weeks to return comments, five weeks total for process. Then the policy and letter will be mailed out the second week in January. The process will be finished March 1, 2017.

Neighborhood Watch:

- Dave will set-up the neighborhood watch meeting for the February 13 Board meeting. Dave will update the flyer and send them out so the tie into the annual meeting in February - Action

Fire lane activity

- Need signs so they can be installed. Dave Goldstein and Heda O'Brien will contact the County for fire lane policy - Action

New Business:

- Call for Elections
- Liz will not continue on the Board but will continue on parking committee until the project is completed -Action

Meeting adjourned at 8:44 pm

Next Meeting is January 9, 2017