

Walnut Creek Homeowners Association, Inc.
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Minutes of the Feb 25, 2013 Meeting
Strawberry Knoll Elementary School

Board members present: Clyde Litter, Steve Schuyler, Tom O'Brien, Patrice Johnson, and David King. Also present was Hank Jacob representing Allied Realty, our WCHOA Property Manager.

Homeowners present:

Andre Anthony
Serouj Badalian
David Goldstein
Nancy Holderman
Walter Kelly
Elizabeth Lindahl
Ivan Moseyko
Sally and Keith Rush
Vanessa Smiley

President, Clyde Lutter, called the meeting to order at 7:03 PM.

Annual Meeting Business:

This meeting was the Walnut Creek Homeowners Association Annual Meeting held for the purpose of electing the 2013 Board of Directors and establishing a Budget baseline for the current calendar year.

The board moved to approve the minutes from the 2012 Annual Meeting year's minutes as submitted.

Hank Jacob and Nancy Holderman gathered all eligible proxies either previously submitted to Allied Realty or gathered by Board Members or attendees. The combination of valid proxies and meeting attendees totaled sixty (60), one more than the quorum of 59 required by the By-Laws. Tom O'Brien, who had been Vice-President during 2012, resigned for personal reasons. Newly elected to the Board was Walt Kelly. Nancy Holderman agreed to provide support to the Board in the capacity of recording secretary, duties which had previously been the responsibility of Dr. David King. Elizabeth Lindahl agreed to help Nancy in that capacity if she is called out-of-town or otherwise unavailable for a monthly meeting. The new Board will meet again on March

25th to determine individual areas of responsibility.

After discussion and explanation, the attendees then approved the 2013 Annual Budget as proposed by the outgoing Board of Directors.

Members Time:

Serouj Badalian asked if there was any limit to the number of people who could reside in the townhouses. Hank Jacob mentioned that the county limit on residents is 6 unrelated adults in 3 bedroom houses.

Andre Anthony mentioned that he received a letter, which he regarded as “impolite advising him that free standing basketball hoops were not allowed in WCHOA garage driveways. He asked why it was permissible for basketball rims to be attached to the house but not so for free standing basketball hoops. The board mentioned that there was a concern that the ball could roll into the street causing a safety hazard. Another concern was the unsightly appearance of the basketball hoops. The board also noted they would not like standing basketball hoops being weighed down with a pile of unsightly bricks, but acknowledged that Anthony did bring up some good points. Andre asked the question why he was being “picked on” and mentioned that the house across the street 18900 Lindenhouse Road had trash bins which were visible from the street.

To Address Andre’s concerns the board decided that the bylaws could be amended to propose that free-standing basketball hoops be allowed as long as the hoops were neatly maintained and standing against the side of the house garage. Steve and Clyde said that they could prepare appropriate language which could be reviewed and considered at next month’s meeting.

New Business:

Nancy Holderman complained that drivers were going faster than 25 MPH limit on Tulip Grove and Bannister Lane. The Board explained that WCHOA doesn’t have any authority to enforce the speed limits, and encouraged residents to bring this issue up with Montgomery County officials.

Clyde mentioned that high-speed FIOS is coming and discussed a few details about plans to put in FIOS infrastructure.

Hank passed out a summary about some of the new proposed Parking Management Rules for the townhouses for discussion. The board will make a final decision on the implementation of these new rules in the coming year.

There is a dead tree behind Lindenhouse Road near the Tennis Court and playground which should be cut down. Residents noted that the area needs additional mulch as well.

In addition, the former trashcan holder should also be removed. I believe that Clyde or Steve mentioned that they would get in touch with Zack to see about the removal of both the former trashcan holder as well as the tree.

Treasurers Report:

No new items.

Architectural Report:

There were no new requests to discuss this month

Meeting adjourned at 8:45pm.