

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of January 9, 2017

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; Walt Kelley, Contracts; Patrice Williams-Johnson, Finance; Steven Schuyler, Architectural Chair; and Diane Winters, Secretary.

Homeowners present: Dave Goldstein, Matthew Gibbs, Keith Rush, Marcia Cuba

The agenda was reviewed for the January 9, 2017 meeting and was updated with changes and it was approved.

Minutes from Prior meetings:

- The December 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 Banister Lane stopped by to introduce himself and ask about architectural policies. Steve Schuyler explained.
- Keith Rush questioned the tot lot mulching project and was told it will be done in the spring.

Architectural

- Homeowner at **18917** on Glendower Rd. has been sent several non-compliance letters which have been documented over the last five years. Steve sent the homeowner a letter including these deficiencies. A \$500 fine was motioned and approved.
- Board discussed vertical and horizontal siding and both will be approved.

Financial

- Patrice is reviewing the budget. She will add a line item for records retention. Steve says the amount will be increased based on his research.

Record Retention Storage

- Steve gave Patrice receipts for reimbursement for violation photos.

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- Steve found shelves at the Restore for \$50 each that can be used for record retention storage – approved.
- Steve found 5 x 10 ft records storage space for 960/year (\$80 month)- approved

Contracts

- Sara Rossi of Allied Realty received a letter from the County for an update on the storm water pond on Lindenhous Rd. PakLawn did the work on the storm water pond on Lindenhous Road. The County was notified that the work is completed. Walt provided the Board with a letter from the County saying the project was completed.
- Walt will modify the landscaping contract to include storm water management.
- A discussion pursued regarding a tree issue on 9178 Centerway Rd. Walt will get an arborist to look at the tree in question and will see if the tree can be saved or needs to be removed.

Beautification Project

- Discussions regarding the community beautification landscaping project will be deferred until April when the Board will decide if it is beneficial that the landscaping firm visit the meeting and give 30 minute presentation. They will explain landscaping plans and the benefit it provides.
- Diane contacted Michael Mitchell, Senior Engineer of the Goshen Road Expansion Project and clarified the timeline for the project and the area that we will be able to place the Walnut Creek sign. Diane will add this letter to the records for use in the bidding process -Action.
- Walt will finalize the bid sheet and send out for bids - Action.

Old 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

Meeting adjourned at 8:17 pm

Next Meeting is February 13, 2017