

FINAL

Walnut Creek Homeowner's Association, Inc.  
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Meeting of June 12, 2017

Strawberry Knoll Elementary School

**Call to order:** A quorum was met and the meeting was called to order at 7:12 pm.

**Board members present:** Walt Kelley, Contracts; Steven Schuyler, Architectural Chair; Dave Nocket, Member-at-large; Patrice Williams-Johnson, Finance; and Diane Winters, Secretary

**Homeowners present:** Tom O'Brien, Heda O'Brien, Keith Rush, Marc Long, John Bonilla, Elmer Franco, David Goldstein

The agenda was reviewed for the June 2017 meeting and was updated with changes and it was approved.

**Minutes from Prior meetings:**

- The May 2017 meeting minutes were reviewed and approved with changes. Diane Winters will make the changes and post to the Web site.
- Contracts:
  - Walt is exploring the option of "a sign post" (not "metal or wood numbers").
  - Replace the missing "sign post" in the townhouse area (not "sign in the townhouse area").
- New Business:
  - June 12 Board meeting will be "held" (not help).

**Members Time**

- Steve Schuyler asked the Board members to introduce themselves to the members attending.
- John Bonilla mailed an architectural for 9142 Centerway Drive. The request will be discussed during the architectural time.
- Keith Rush suggested last year that the tot lot be re-mulched. The Board said it would be done in the spring and it has not been done yet. Walt will follow-up with PakLawn (action).
- John Bonilla stated that 9178 Centerway has a gas grill in the front yard. It shouldn't be there.
- Tom O'Brien said that people are parking on Harkness Lane and are cutting across people's property. People are crossing over public property to get to the townhomes. Suggestions to get people to refrain from crossing are to put up a sign or put something in a newsletter (which we don't have).

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- It is very dark in townhouse parking area. Need lights and speed bump bumps.
  - Steve Schuyler suggested that we could construct a fence to force people to use the main sidewalk.
  - Walt Kelley and Steve Schuyler will go and look over the area.
  - Steven Schuyler and Walt Kelley will explore costs for speed bumps in the townhouse area.
- Dave Goldstein questions the trash can regulation in the townhouse area. He believes photos are subjective and they are taken from standing on private property. He thinks the Board needs to rethink having the trash cans in the front of the townhomes. In lieu of leaving trash cans out people are putting trash bags in front of their townhouses.
- Dave Goldstein will walk-thru the community with Steve Schuyler.

### **Architectural**

- 9142 Centerway sent a request for architectural changes for roof, siding, painting original colors. The request was signed by neighbors and approved by the Board.

### **Financial**

- Tabled to next meeting.

### **Contracts**

- Board approved \$550 for a wood pole for the missing townhome sign.
- Smaller townhouse parking lot light is out. Diagnostic cost to review is \$100. Walt will hold to July meeting (Action)

### **Old Business – deferred to Future Meetings**

- Townhouse parking violation placards
- Townhouse disputes - defer to July
- Townhouse parking signs – revisit
- 90XX signs – No dumping signs – deferred
- Landlord responsibility – deferred
- Tree landscaping – approved – Diane
- Neighborhood watch – Dave Nocket will see if there is a new person in the County responsible for this program.

### **New Business**

- Discussing delinquencies requiring legal action will be deferred to next meeting
- Diane Winters will contact the County to ensure that the eligibility criteria for speed bumps in the single family home area are understood (Action).

Meeting adjourned at 9:02 pm

Next Meeting is July 10, 2017