

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of June 13, 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: 2

Minutes from Prior meetings:

- The May Meeting minutes were reviewed and approved with changes.

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

Members Time

- A homeowner on 19005 Harkness Lane attended the meeting and stated that they had been in the community for awhile and have done work on their home. The homeowner had a question about cutting down a tree and wanted to know if they needed permission because they aren't sure who owns the tree. A Board member lives behind this house and knows that the tree belongs to homeowner. The homeowner asked for information for a tree removal company and the information will be supplied by Steve Schuyler (Action Item).

Architectural

- 9068 Centerway Drive submitted a request for solar panels. The request was approved by the board (Board approval).

Contracts

- Notification of storm water pond overgrown that was sent from the County. The landscaping company went in and removed the growth. Walt Kelley will close the loop with the County (Action Item).
- The next bulk pickup will be Saturday, October 29.

Financial

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- That Board will continue with the two bulk pickups that are in the Unity contract. We will not add additional dates.
- Morgan Stanley will supply information by our representative, Tyler, by the next Board Meeting.
- Delinquent accounts were discussed. As long as a homeowner is following through with payments of responses to delinquencies all is good.
- Patrice Williams-Johnson will take a look at properties over \$10,000 in delinquencies (Action Item).

Community Beautification

- Diane Winters will present bids for the Community project at the August meeting (Action Item).

Bulk Trash Pick-up

- Liz Lindahl will give out flyers to the community stating the date for pick-up (Action Item). The next pickup will be on Saturday, October 29, 2016.

Online HOA Board Training

- The online training for Board members is comprehensive. When completed, send a copy of your completion certificate to Sara Rossi (Action Item).

Old Business – deferred to future Meeting

- The following items were deferred to future HOA Board Meetings:
 - Tree Planting/Tot Lot mulch fire (Elizabeth Lindahl/Walt Kelley)
 - HOA Landlord Responsibilities Policy Addition (Steve Schuyler)
- The following items were deferred based on convenience:
 - Townhouse parking policy (Liz Lindahl/Steve Schuyler). Will be discussed in at the August meeting.
 - 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

- Liz Lindahl will send a draft letter to the homeowner on 9146 Centerway Drive that is not following parking rules (Action Item).
- 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 the grills. Liz will get a flyer out in July for help with games for the picnic (Action Item).

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- The Board has approved a budget for the community sign and is ready to move forward with the project. Walt will put out bids for the sign (Action Item).

Meeting adjourned at 8:30pm

Next Meeting is July 11, 2016