

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of May 9, 2016

Strawberry Knoll Elementary School

Call to order: A quorum was met and the meeting was called to order at 7:13 pm.

Board members present: Clyde Lutter, President; Patrice Williams-Johnson, Treasurer; Steve Schuyler, Architecture Chairman; Diane Winters, Secretary/Communication

Homeowners present: Dave Goldstein; Keith Rush, Corey Stambaugh, Heda O'Brien, Tom O'Brien

Minutes from Prior meetings:

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

Diane Winters will make the changes and post the minutes to the WCHOA Website.

Architectural

- 9124 Tulip Grove Rd. submitted an architectural request to build a professionally designed patio to improve their backyard. The board approved the request.

Contracts

- There are no updates on contracts.

Financial

- There are no financial updates.

Neighborhood Watch

- Steve Schuyler reported for Dave Nocket. Dave has contacted the police department. A representative will come speak to the Board on June 13. He will generate and bring copies of a letter explaining what we are trying to do. Dave will distribute and get volunteers. A follow-up letter to welcome people to come to the meeting will come out June 6 so the upcoming date is fresh in homeowners mind.

Community Beautification

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- Diane Winters presented a draft plan for Community Beautification. She will get bids from companies who can develop of plan. The bids and the plan will be sent to the board members and discussed further at the June meeting.
- A homeowner who is interested in bidding on the community sign will get a bid sheet from Walt Kelley.

Bulk Trash Pick-up

- Liz Lindahl will give out flyers to the community stating the date for pick-up.
- Sara Rossi is following up on questions regarding the trash removal contract.

Online HOA Board Training

- The training doesn't take long and Board members will receive a certificate when they have completed the training.

Online Privacy Policy

- The Board reviewed the online privacy policy. It remains virtually the same with minor changes. The updated privacy policy has been posted.
- From now on homeowners who attend the Board meeting will be listed on line as a number. For example: Homeowners present: 3
- Board Members will continue to use their names online.
- All names will be on the written version of the minutes but not the online version going forward.

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)
 - 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)
 - HOA Communication's review (Diane Winters)

New Business

- The annual community picnic will be September 24, 2016 from 4-6pm. Details will follow.

Meeting adjourned at 8:06pm

Next Meeting is June 13, 2016