

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of September 11, 2017

Strawberry Knoll Elementary School

Call to order: A quorum was met and the meeting was called to order at 7:01 pm.

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

Homeowners present: Keith Rush, Tom O'Brien, Heda O'Brien, Lawrence Lane, Justin Matthews, Dave Goldstein, Sanjeev Malalavi

Minutes from Prior meetings:

- August 14 Meeting – approved with changes
 - Under Members Time, Bullet 1 – added “Clyde used painters tape to attach the violation to the tarp so as not to damage it. The tarp was not damaged.”
 - Under Contracts, Bullet 5 – removed “Walt is willing to paint the pole but the company said they would do it.” This was replaced with “Touch up painting required.”

Agenda review

- Financial review is postponed until next meeting.
- Contracts Report – Walt
- Lawsuits – postponed
- See rest of agenda for details. Clyde will send the agenda review to Diane.

Members Time

- Homeowner from 9056 Centerway Rd. reported that the open area has become a dumping ground. This is the area in the smaller lot at the very end. Now that the light is out it makes it easier to dump trash. The Board is aware of the issue and Walt is looking into it.
- It was stated by the Board that if the trash is bagged, the trash company will pick it up. They will also remove branches tied by twine.
- The homeowner at 9142 Centerway Rd. recently purchased the house and asked the previous owner to remove the branches as part of his contract. The new owner will tie it up and dispose.
- The homeowner at 9142 Centerway Rd. was robbed shortly after moving in. He has put up cameras. He has filed a police report.

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- The community Website, *Next Door*, has a Strawberry Knoll section that includes Walnut Creek. Thanks to Heda O'Brien and Board members for letting us know. Diane will join and add it to our Website and post it on our Facebook page.
- There is an issue around 9178 Centerway Rd. A homeowner on Harkness Lane, and a townhome resident, can hear kids who are hanging out on the porch late at night. After 11:00pm the police can be notified about noise. Clyde can send a letter to the homeowner from the Board (Action). He can let the homeowner know that kids are unattended in the yard and making noise.
- Heda and Tom O'Brien, who live near the corner of Harkness Lane and Centerway Rd., feel that "No Parking" signs should be placed on one side of the road. Marc Long has been talking to the police about emergency vehicles not being able to get through the entry to the street because there is parking on both sides. To assure a response from the police, Patrice will call everyday and state the problem.
- Tom O'Brien will take photos of the issues with the berm and give them to Walt.
- Marc Long is looking into speed bumps for the single family homes. There is an issue with painting a red line. Clyde gave his OK to paint the line.
- The e-mail address is not being checked so when someone sends an e-mail to the HOA it just sits there unanswered. Diane will check with Liz to see if she can get access to the e-mail account.
- Heda O'Brien asked if we can amend the policy to allow residents to park vans in their driveway. Marc Long stated that this is a security issue now that vans are parking on county roads. He believes could bring more crime to the neighborhood.
- PakLawn will not cut the trail between Liz's house and 9146 Centerway. Walt and Steve will look at a fence as a possible solution.
- 18936 Lindenhouse Rd. cleaned up his area as requested by the Board.

Architectural

- 9105 Tulip Grove did not submit an architectural request form for installation of solar panels. It was approved after the fact on September 11, 2017.
- Steve received confirmation for the following meeting dates at Strawberry Knoll.
 - November 13, 2017
 - December 11, 2017
 - January 8, 2018
 - February 12, 2018
 - March 12, 2018
 - April 9, 2018
 - May 14, 2018

Financial

- Tabled until next meeting.

Contracts

- Street sign pole at 9032-9074 was removed and a new pole was put in. Contractor painted the pole and there were bare spots. Walt painted it himself and will send bill.

Old Business – deferred to Future Meetings

- New date for picnic is September 23, 2017. It will be by the tot lot.
- Neighborhood watch – An Officer from the Police Department will present on November 13, Dave will send around the flyer to the Board members for review.
- Landscaping Plan Benefits – Shari from Stone Hill Landscaping will present to the Board at 7:30pm on Oct. 9.

Meeting adjourned at 8:35 pm

Next Meeting is October 9, 2017