

FINAL

Walnut Creek Homeowner's Association, Inc.
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Meeting of September 12, 2016

Strawberry Knoll Elementary School

Call to order: A quorum was met and the meeting was called to order at 7:06 pm.

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

Homeowners present: Heda O'Brien, Keith Rush

Minutes from Prior meetings:

- The August 2016 Meeting minutes were reviewed and approved.

Diane Winters will make the changes and post the August 2016 minutes to the WCHOA Website (Action Item).

Architectural

- 9118 Centerway – request to change exterior color is approved.

Contracts

- No contract related items to report.

Financials

- The finance committee includes board members Patrice, Steve, and Liz. They met via conference call with Morgan Stanley. Details to come.

Community Beautification

- Diane Winters presented costs for the Community project. She will get sample landscaping plans from vendors and send to board members (Action Item).

Picnic

- The annual community picnic will be September 24, 2016 from 4-6pm. Walt will ask our landscaping contractor if he can help move grills.

Parking Policy

- Tags – red resident parking permits were approved. Yellow/purple for visitors.
- Parking Procedures – cover letter will be sent to residents in both English and Spanish and will be dated.
- Towing – G&G Towing lost the lawsuit and has to pay \$22 million. The association will not do business with them or seek bids.
- There are two painting companies, Chamberlain and O’Leary, that Walt is getting bids from to paint numbers on the townhouse parking spaces. When finalized, Walt will set a date to clear the lot so painting can commence (action).
- One of the house number signs in the townhouse area was either knocked over or vandalized. Walt is working on replacing the signs (action).

Neighborhood Watch –

- This item will be deferred until the November meeting. Board members should respond to an e-mail Dave will send with the flyer and make changes or corrections; yyPlease respond in ten days (action item). Dave will find someone to translate the flyer into Spanish (action item)

Old Business – deferred to future Meeting

- The following items were deferred to future HOA Board Meetings:
 - Tree Planting (Elizabeth Lindahl/Walt Kelley)
 - HOA Landlord Responsibilities Policy Addition (Steve Schuyler)
- The following items were deferred based on convenience:
 - 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)

New Business

- Pak Lawn Service will check on mulch in playground area and give Walt a quote.

Meeting adjourned at 8:52pm

Next Meeting is October 10 2016