Minutes of the July 1, 2019 Walden’s Revisited Board of Directors (BOD)

Meeting Date: July 1, 2019
Attendees: Sean Avner, John Dranschak, Steve Rosser

The meeting was called to order at 11:30 am. John provided a copy of the official documents filed with the county for reference should they be needed for clarification during the meeting. The BOD accepted and certified the election results provided by Gregg Mambourg and Melissa Walton. The results will be archived for future reference.

The BOD discussed the terms that each member would fill. John said that he wanted the 1 year term. It was agreed that the BOD President should take the 3 year term. The Board then discussed the positions of President, Secretary and Treasurer. John volunteered to be the Secretary, since he had all the documents. It was then agreed that Sean would be President and Steve would be Treasurer. John will continue as acting Treasurer until all accounts are set up under the HOA and a transitional financial statement is prepared, since he has all of the records.

The makeup of the BOD is as follows:

- Sean Avner – President – 3 year term
- Steve Rosser – Treasurer – 2 year term
- John Dranschak – Secretary – 1 year term

The Architectural Committee was discussed. Melissa Walton is the Chairperson and it was agreed that the Architectural Committee would be composed of Melissa (Chair), the BOD, and one other member to be appointed by the BOD.

The formation of other Committees was not discussed. It will be taken up at a later date.

The HOA calendar was discussed, but not finalized. It was agreed that 2019 dues need to be paid in July as they are past due (they were collected in April 2018). A notice will be sent out to all members with instructions on payment. The BOD tentatively set a fiscal year of October 1 to September 30. This will allow the annual meeting to be in October when everyone is back from vacation. It was suggested that the meeting be held at the pavilion, weather permitting.

Issues facing the HOA were discussed and an action plan was discussed. Highlights include:

- The BOD will request quotes from a minimum of 3 vendors to provide HOA and D&O insurance.
- The common access drive was recognized as the most important issue to resolve so the tract owners could start construction of their homes. The BOD will contact the owners and work out an agreement that is acceptable to all three parties.

- Security and posting of signs was discussed and the BOD decided that there would be 3 signs posted in three different locations for a total of 9 signs. The signs will be:
  1. Private Property NO Trespassing
  2. Swim at your own risk
  3. No lifeguard on duty
  They will be placed at the entrance to common access areas, and in two areas near the ponds and pavilion.
• Maintenance and Upkeep of the Common Access area was discussed and an action plan was put forth.
  1. Continue having Bobbie Fussichen’s sons mow the common access areas on a regular basis
  2. Continue having Chuck, who was hired by Jim, take care of the Aerators and pumps at the pond in exchange for fishing rights.
  3. Establish a project to replace the decking on the dock. Inspection revealed that the decking is in need of repair; however the supporting structure appears to be secure.
  4. Establish a project to clear the common access area on the other side of Smith’s Run. This area had been established by Jim as a quiet place for people to go. There are supposed to be benches there for the use of all.

• Create a website for the HOA to be able to post the pertinent documents pertaining to operation of the HOA, including the Declarations and Bylaws, BOD and Committee meeting minutes, a calendar of events, forums on various topics that members are interested in, etc.

There were no other issues discussed.

The date for the next meeting will be August 5, 2019 at 11 AM.

The meeting was adjourned at 1:10 PM.
Walden’s Revisited Board Meeting Agenda

Date: July 1, 2017 11:30 AM

Assignment of Annual Terms: The initial election required a 1 year term, 2 year term, and 3 year term so that only one BOD member comes up for reelection each year.

- John:
- Sean:
- Steve:

Election of BOD President, Secretary and Treasurer

- President
- Treasurer
- Secretary

Architectural Committee

- Chairperson: Melissa Walton
- Other Members:

Establishment of Other Committees

Establishment of Fiscal Year, Annual Meeting and Collection of Dues

- 2019 Annual Meeting Date
- Due Date for 2019 Dues
- Fiscal Year dates

Prioritization of Issues Facing the HOA

- Liability Insurance for HOA and BOD
- Drainage
- Common Driveway
- Security and Posting of Signs
- Upkeep of Pavilion, Dock, Pumps and Aerators
- Mowing and Trimming Common Access Areas

Other Issues

Task Assignments

Set Date for Next Meeting

Adjournment