

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on July 18, 2011, beginning at 7:00 p.m. at BB's Grill and Bar in Spring Hill, KS. The President, Stu Macfarlane, was in the Chair and the Secretary, John Fricke, was present. The following Board members were also present: Todd DeYoung, Shani Crawford and Sue Pacinelli.

A quorum was established.

The Minutes of the previous two Board Meetings from May 16, 2011, were presented. Todd moved acceptance of the minutes as presented. The motion was adopted.

Reports:

- The Treasurer (Todd) stated that the current accounts cash balance totals approximately \$18,700.
- The Lake Habitat Committee (Todd) presented a report from Matt Rojohn, Chairperson. A copy is attached.
- The Trail Signage Committee (Todd) stated that the proposed signs had been installed. He then presented a trail map indicating trail names and sign locations. A copy is attached.
- The Audit Committee (Sue) stated that the annual financial audit required by the Bylaws was conducted following the May Board meeting and the Association's records were found to be in order.

Unfinished Business:

- John noted the following current assessment delinquency. From 2009 there are two properties for a principal amount of \$700 assessment outstanding. From 2010 there is one property for a principal amount of \$300 assessment outstanding. From 2011 there is one property for a principal amount of \$300 assessment outstanding.

New Business:

- Todd moved the formation of a new Entry Marker Committees as represented in the attached description. The motion creating this Special committee was adopted.

The meeting was adjourned at approximately 7:30 p.m.

John Fricke, Secretary

Approved:

Report to the Board 7/18/2011 Lake Habitat Committee

The Lake committee has spent about \$1,190 on chemicals to treat the lake and has also authorized up to \$250.00 to be spent on the purchase of cable and other items to be used to cut and remove some of the thicker weeds in the middle of the lake. With the heat we have experienced over the last four weeks, all chemical treatment has come to a standstill. Copper Sulfate, as talked about in the past depletes the oxygen in the water. With all the current unknowns with the water treatment discharge, I suggest that we need a test completed on the lake water in order to see where we stand as far as having clean, safe lake. I know that this Committee was formed with the intentions of making the lake a better place to spend time. We were tasked with removing the lake moss. That is what we have been doing. With the unknowns of the chemical levels entering the lake, we feel that a separate fund/committee should be formed. I am not a pro on the health of the lake.

As for my opinion on the status of the lake:

Our efforts were noticeable early on in the year with the treatment of the lake. Numerous individuals commented on how good it looked. I am sad to say that as of 7/14/2011 the lake has found itself back in a mossy state. Large blooms are present surrounding all banks of the lake. I feel that our efforts were in vain. It looked good during the cooler season, and looks no different than it did when we started. I think that this moss issue we have is bigger than what we are capable of fixing. With the water entering the lake from surrounding areas, I think we are fighting a lot of unknowns. I wish I was capable of a better answer but I am not. I viewed numerous fish in the shallows, so in my opinion the health of the fish is still good. I am not sure that I would eat them at this time. I still see carp from time to time. That is the current update from me. I apologize for the failure to complete the task that was given to us.

I stand ready to continue fighting the moss, and await further direction. If you would like to add additional items to our tasks, please let me know what road you would like me to go down, how much money you will authorize us to spend in order to test the health of the water.

Thanks, Matt Rojohn

ENTRY MARKER COMMITTEE

Chairperson: The Chairperson will be appointed by the President of the Board and the committee shall report directly to the Board.

Membership: The Chairperson can engage the assistance of other HOA members to assist in completing the assigned tasks.

Term: This SPECIAL committee will operate until the tasks are completed, but not later than the next regular annual membership meeting in November.

Goal: To develop and present a plan to the Board that will discuss membership desires for additional entrance markers.

Tasks:

- Entry Marker Identification: Develop a plan for identifying the multiple entry point roadways into the development.
- Marker Materials: Develop a concept for the construction and installation of marker monuments and/or signage helping to identify entry points.
- Prepare a written summary statement with cost estimates for such marker implementation to enable the Board to establish a budget for markers including priority of installation as appropriate.