

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on August 12, 2013, at approximately 7:15 p.m. at the Hillsdale Presbyterian Church. This meeting was originally scheduled for July 8, 2013. The following 2013 Board Members were present including Cathy Macfarlane who presided as chairman of the meeting, Todd DeYoung, Larry Ammerman, Rock Crawford and John Fricke (secretary).

Member Comments period included the following:

- John Muckelbauer discussed his opinion that the general lack of involvement by homeowners was due to the Developer's retention of its Class B votes, that appointment of a Finance Committee would serve as a layer of protection for the Board, that comments recorded in this Member Comments section be reflective of the actual statements made by the member speaking, and noted he believes there is a larger on-going issue of targeting an individual member.
- Frank Syracuse added that he has been asked to not voice his prepared comments, grows tired of being targeted, has asked for help outside the community, has volunteered to help with sweat equity, harbors some ill feelings about how he has been treated, and will continue to be professional to help the community move forward.
- Galen Heinrich noted that he supports John Muckelbauer's views.
- Doug Schroeder also noted support for John Muckelbauer's views, expressed concern that he cannot talk to other members about Board business, that he believes the Board is not in compliance with the Kansas Open Meetings statute, and will offer information about a potential website blog.
- Sue Pacinelli related that her husband questioned a recent vote wherein one or more of the Developer team was elected to the Board. He found that while some additional developer votes were used the outcome would have been the same had they not been used.

A quorum was established. Minutes of the previous Board meeting from May 13, 2013, were presented. Rock moved that the minutes be approved as presented. The motion was adopted.

Reports:

- The Treasurer (Todd) reported that the current accounts cash balance totals approximately \$15,570.
- Galen Heinrich, for the Lake Habitat Committee, reported that we have had more rain than previously, Tilapia fish were placed in the lake, and that the lake looks quite a bit better than last year; the dye treatment having only lasted a few days; algae appeared to be more under control; that the lack of depth of the lake may be a problem. It was noted that algae increases and decreases over time.
- Cathy, for the Landscaping Committee, reported that the markers have been weeded.
- Todd, for the Social Committee, reported that planning for the next scheduled social event at Halloween continues.

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- Tom Rourke, for the Trail Committee, reported that recent straight line winds has required additional cleanup on the trails, that the dual culvert behind Lot 4, Phase 1, Block 2 needs repair and/or gravel cover. Gravel applications last year appear to be working. Cathy moved to reimburse Frank Syracuse \$32.81 for expenses related to common area mowing and/or weed control.
- Larry, for the Nominating Committee, reported that their report has been deferred until the next Board meeting.
- John reported on research conducted to clarify contract work, volunteer labor, liability insurance, workers compensation insurance, and expense reimbursement.

Unfinished Business: None

New Business:

- A review of information was heard from Todd regarding renewal of a contract for trash pickup service. Cathy moved that the HOA enter into a 2-year contract with Gardner _____ Elephant Haulers for \$14.00 per month per unit. The motion was adopted.
- Todd moved that we agree to the use common area near the lake by a Spring Hill Boy Scout Troop. The motion was adopted.

The meeting was adjourned upon motion by Cathy at approximately 9:00 p.m.

John Fricke, Secretary

Approved: