

Meeting Minutes

A regular meeting of the Board of Directors of the Walnut Creek Estates Homes Association, Inc. was held on May 5, 2014, at approximately 7:00 p.m. at the Hillsdale Presbyterian Church. The following Board Members were present including Sue Pacinelli (Chairman of the meeting), Stu Macfarlane (Secretary), Todd DeYoung, Larry Ammerman, and Frank Syracuse.

MEMBER COMMENTS

Frank Syracuse read a statement from another member which Ms. Pacinelli ruled was out of order. Mr. Syracuse then read a prepared statement on his behalf that stated he would resign his Board position if there were not changes in Board behavior and decision making. He required the following three conditions be met at a minimum.

1. All members of Fridey Enterprises, a.k.a. the developer, be excluded from serving on the Board, as well as Stu and Cathy Macfarlane, for at least five years.
2. All past and current transactions and relationships conducted between High Point Farm and the HOA are reviewed by an outside arbitrator and the membership be allowed to vote on any recommendations made by the Arbitrator to correct for any possible arrangements that did not benefit the HOA membership exclusively.
3. Establish a policy that allows any three non-related homeowners access to the HOA newsletter for sending messages such as to organize a petition for all homeowners to sign requesting appropriate state and county officials look into the history of the sewer treatment plant and determine if the increased maintenance costs and possible reserve funding for any replacement plant be charged back to the petitioners of the original resolution authorizing our current plant.

MINUTES of the previous Board meeting from March 10, 2014, were presented. Todd moved that the minutes be approved as corrected. The motion was adopted.

REPORTS

1. The Treasurer (Todd) reported the balance of accounts at approximately \$22,905. One property has not yet paid the 2014 dues assessment. Prior to this meeting a work session was held to review the 2013 Treasurer Report. Todd moved that the report be approved as the 2013 Annual Financial Statement. The motion was adopted. A copy of that report is attached to these minutes.
2. John Fricke, for the Design Review Committee (DRC), stated that a recent review for a living unit on Lot 14, Phase 5, had been completed.
3. Galen Heinrich, for the Lake Habitat Committee, stated that we are unable to accomplish the "full meal deal" this year with Tilapia fish and that we will not be doing Tilapia at all this year. Some limited chemical treatment had been applied to the lake with reasonable success and more chemical application was likely.
4. Errett Rush, for the Landscaping Committee, reported that front marker (255th St) cedar fencing has been replaced, front marker lights have been repaired and that the Committee will need help pulling weeds and applying mulch.
5. Todd, for the Social Committee reported that a "fireworks at the lake" community event was being planned. Additional information is needed regarding any Miami County restrictions on the local discharge of fireworks.
6. Ted West, for the Trail Committee, reported that drain tile and gravel have been applied on some muddy trail areas and the result is good. They find that some trails may benefit from a mulch application and mentioned an idea to rent a chipper some weekend and were looking for input to such a plan.

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UNFINISHED BUSINESS

1. There was no response received by the Board regarding a possible member survey about raising future assessments.
2. A request to the membership regarding interest in Homes Association dissolution resulted in 12 members in favor of keeping the HOA and 4 members in favor of dissolution.

NEW BUSINESS

1. Mr. Syracuse moved to create a policy that any three HOA members representing different households be authorized to disseminate any information of their choosing via an official HOA email channel. It was explained that an official email channel does not exist. The HOA has always provided a method to communicate between members via the publishing of member email addresses in the HOA Directory. John Fricke uses his own personal email program to send Board directed information. Any member could do the same to communicate with other homeowners. The motion was not adopted.

The meeting was adjourned at approximately 8:30 p.m. upon motion by Ms. Pacinelli.

Stu Macfarlane, Secretary 2014

Approved: