

## Meeting Minutes

The regular bi-monthly meeting of the Walnut Creek Estates Homes Association, Inc. Board was held on August 28th, 2017 beginning at approximately 6:0 p.m. held at the outbuilding belonging to Ted West. The following Board Members were present including President (P) - Tom Blackler who presided as Chairman of the meeting, Vice-President (VP) -Bill Seidl, Treasurer (TR) Ted West, Secretary (SEC) Jeff Morris and Parliamentarian (PR) Burt Knip. The meeting lasted approximately one hour.

The minutes of the previous bi-monthly Board meeting held on July 10th, 2017. The PR moved that July 10th minutes be approved and the motion was carried.

### Treasurer Report

The TR presented the Treasurer's reports. The previous month's balance was \$23280. This month's balance is \$20132 after \$3150 expenses. TR covered proposed remainder of and projected expenditures for the carryover into 2018. TR projected the 2017 carryover at 20% of annual budget. Preliminary budget from 2018 came to \$28254. Projecting a surplus of \$1700 for next year including a carryover from 2017. TR presented different budgets based on raising dues for 2018. The options were discussed among the board and it was decided to support a \$50 raise in dues in lieu of expenditures exceeding budgets in the coming years.

### Design Review Committee

John Fricke reported nothing new.

### Lake Committee

Galen Heinrich reported heavy rains in the previous month was blamed for the disappearance of one of the picnic tables. Emergency overflow fence was still standing but was damaged. There was discussion on establishing a burn pile for the debris that was washed down to the lake during the storm. PR stated that about 10 feet of the overflow was washed out. Discussion was had around the culvert around Galen's property about the culvert that failed by design.

### Landscape Committee

The TR provided information for the Landscape Committee. Pulling weeds at the entry. Purchased tulip bulbs for both cud-de-sacs and the entry way.

### Social Committee

Todd DeYoung provided information for the Social Committee. Chloe is planning the Halloween party. John Fricke said the new owners of the horse farm suggested doing it the 27<sup>th</sup> of October.

## Trails Committee

Todd DeYoung reported that trails needed attention. SEC mentioned the trail in between Crestview and Sunset needed attention. The water runoff had diverted from a culvert and started running down the trail. PR had mentioned hidden trail had some washouts. Discussion about Matt and Galen's culvert, which was washed away, and Todd mentioned when the culvert was approved it was understood that the culvert was their responsibility and not the trails committee to replace. TRES read from the original agreement that stated the HOA had no responsibility replacing or dedicating any HOA assets to replacing it. Future maintenance for the culvert would require volunteer effort outside of the resources of the board.

## Old Business

Nominating committee- 2 terms expiring and TRES will be taking input from members interested in running for the board.

## New Business –

Membership meeting directly following this meeting for the purpose of the lake shelter vote.

Annual Membership Meeting date was established as Tuesday November 21<sup>st</sup>.

## Announcements

The next scheduled meeting is set for Monday, November 6th, 2017 at 6:30 PM at Ted's outbuilding.

## Member Comments

Discussion about using the rock at the new Phase 5 house could be used to fill the washed-out areas around the dam.