

Minutes

Walnut Ridge Homeowners Board of Directors Meeting held Oct. 6, 2008

04.15.08 – 07

Attendees: Dennis Cvercko, Sudip Datta, Glenn DCamp, Pat Gagalis & Ashok Natwa

Management Company Representative: Paul Ewing

Next Board Meeting: November 3 @Kramer Triad Management offices @ 5:00 p.m.

Agenda: Attached "A"

Meeting Called to Order: 5:05 p.m.

Approval of Minutes: Minutes for the meeting held August 20, 2008 (04.15.08 -06) were approved.

Homeowner Forum: Goss Family – Violations for failure to provide documentation for landscaping projects for pool and fence; driveway and fountain; sports court, lighting and failure to obtain Scio Twmsp permit; and, fencing around sports court. Goss Family provided letter from Toll Bros. (Attachment "B") as evidence of compliance. The Board will try to reach a decision for the next Board Meeting.

Ulla/Bibi Family – Postponed until next Board Meeting.

Datta Family – Violations for cutting live trees on personal property and common land. Appeal granted by previous Board. No final determination reached by that Board. Datta's maintained previous Board actions were taken without regard to facts, were heavy handed and out of proportion to violation. Datta's provided Board members with a brief of their issues. Board will review with Board files and try to reach a decision for the next Board Meeting.

Financial Report: For the end of August, we have \$4K in the operating account, a \$90K check for deposit in E-Trade account and \$110K in Reserve. Due to some clerical issues, the E-Trade account has not yet been opened. A new check for \$65K will be deposited in E-Trade and the remainder transferred to the operating account to cover expenses through the end of the year.

Scio Township will be removing water meters with the end of the month. This will conclude irrigation for the common areas and will generate an annual bill for water. Other fall cleanup and closure projects will be handled by Kramer Triad over the next several weeks. This includes fall deep root feeding for trees at the entrances and on the cul-de-sacs, fertilization for entrances grassy areas, have pump and light removed from pond, and having the sprinkler system winterized.

Violation Report: Goss Family – Violations for lack of documentation, permit and fence around sports court. Status: Hearing held, Board developing decision.

Ulla/Bibi Family – Violation for construction of enclosure/fencing without prior Board approval next to garage. Status: Hearing postponed until next meeting.

Jennings Family – Violations for construction of circular driveway and decking without prior Board approval. 2nd Violation Letter to be issued. Status: no response from homeowner.

Kumar Family - Violations for fencing, gazebo left without resolution from previous Board. Status: Board researching violations and will resume action if appropriate.

Serlin Family – Violations for toys in driveway, removal of trees from personal property and common land left without resolution from previous Board. Status: Board researching violations and will resume action if appropriate.

Work Order Reports: Kramer Triad was asked to include costs associated with work orders on future reports.

Executive Session: The Board formally welcomed Ashok Natwa as the new Director replacing Raje Kantamneni.

Paul provided us with the outcome of the 3rd Amendment vote. The Amendment passed 81-3.

Dennis received the Association's tax return for 2007 from our accountant. Dennis signed the return which will result in a \$43 refund.

Glenn made a recommendation for the Social Committee to be self-funding. He offered to allow the committee to "piggy-back" the annual billing process by allowing voluntary contributions to be solicited along with annual dues. We would also continue to support announcements and follow-up notices/photos/etc. on the Walnut Ridge website. The Board will consider the recommendation.

Adjournment: 8:00 p.m.