

## Walnut Ridge Homeowners Board of Directors Meeting held Apr 6, 2009

04.15.08 – 12

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

**Management Company Representative:** David Wilson

**Next Board Meeting:** June 1 @Select Community Management (SCM) offices @ 6:00 p.m.

**Agenda:** Attached "A"

**Meeting Called to Order:** 6:05 p.m.

**Approval of Minutes:** Minutes for the meeting held Mar. 3, 2009 were approved.

**Approval of Annual Meeting Minutes:** While preparing for the next Annual Meeting, it was discovered that procedures/practices used by the previous Board were incorrect. A draft was prepared by Kramer-Triad (K-T); but was being held for approval by attendees at the next Annual Meeting (attached "B"). Annual Meeting minutes should be approved by the Board at the next scheduled Board meeting and read at the following Annual Meeting. We are making every effort to correct and approve last year's Annual Meeting minutes before the upcoming meeting. Corrections made to the minutes by the current Board will be highlighted in red on the website and referenced during the reading at the 2009 Annual Meeting.

**Homeowner Forum:** Hsing Family. The Hsing's recently purchased the vacant lot on Whispering Woods Drive and are planning to construct a house there. They presented plans to the Board for approval. After welcoming them to the neighborhood, the Board explained a number of provisions from the bylaws which must be met and promised to have the Association's attorney provide them with a more comprehensive listing of requirements for building. We are targeting the end of April, dependent upon our attorney's workload. Attached "C"

### Executive Session

**Financial Report:** Attached "D" A number of smaller items were discussed. We are over budget on several issues which could present problems later this year. We did not budget significant funds for tree removal and we have had a larger than anticipated number of common area trees either fall or threaten to fall on resident's property.

Our pump station has experienced a larger than anticipated number of maintenance calls so far this year. SCM will attempt to set up a meeting with our maintenance vendor to see if alternatives exist or if anything else can be done to reduce our exposure.

We have a number of residents who have overpaid annual dues. Our future policy will be to return those overpayments immediately; however, due to the changeover between K-T and SCM, we didn't want to return funds and find out the accounting was incorrect and have to re-bill residents. After our accountants finished verifying all funds for tax purposes, we signed a resolution to apply these funds to reserves to avoid their taxation as income. Attached "E"

SCM will conduct an audit of the unpaid violation and overdue dues amounts to verify the accuracy of our records. This is being done to make sure that no transactions were either lost or added during the changeover from K-T to SCM

**Homeowner Issues** – Attached “G” – 2779 Walnut Ridge Dr. – Resident provided an explanation that prior documentation was submitted to C. Goss at her residence and that they were granted approval for all landscaping, including the patio construction.

2037 Auutumn Hill Dr., 2835 Walnut Ridge Dr. – We received separate calls from these residents concerned about common area trees adjacent to their property. (See first item in Financial Report) We have a neighborhood walk through planned after the Annual Meeting to address common area problems and resident compliance issues.

2280 Gray Fox Ct. – Sent three emails to SCM in March. For the first email: items 1 and 3 will be addressed later this summer by a Signs Project already planned. Item 2 and the final paragraph issue will be addressed by the neighborhood walk through. Item 4 will be covered completely during the Annual Meeting, and is available at any time via request to SCM. Second email: SCM is checking with the Washtenaw County Road Commission to see when this repair is scheduled. Third email: no action beyond the actions identified for the first two emails.

**Website Support:** SCM informed the Board that the redevelopment costs associated with support of the website are not covered by the monthly fees charged by SCM. All work will be put on hold until after the Annual Meeting. We will meet then to reach an agreement.

**Annual Meeting:** Attached “H” A general discussion of the content and logistics took place. Some key points included: asking residents to hold questions for the Q&A period. Limiting presentations to President’s 20 mins, VP’s 10 mins and Treasurer’s to 25 mins, all if possible. Making sure at least one backup computer is available. All Board members should be at the high school no later than 6:00 p.m. And, that “Good Neighbor Reminders (Attached “I”) will be distributed with the agenda at the beginning of the meeting.

**Violation Report:** 2746 Whispering Woods Dr. – 2<sup>nd</sup> Failure to Remedy Issued for April. 2529 Timber Hill Dr. – 2<sup>nd</sup> Failure to Remedy Issued for April. 3037 Walnut Ridge Dr. – Gazebo identified as acceptable based on documentation received, notification to be issued shortly. 2892 Walnut Ridge Dr. – Board resolution passed dropping all issues (Attached “J”).

**Adjournment:** 8:35 p.m.



# WALNUT RIDGE

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## Board Meeting April 6, 2009

Select Community Management Office  
2455 S. Industrial Drive, Suite A - 6:00 PM

### General Meeting

1. Verification of Quorum
2. Call to Order
3. Approval of Minutes
4. Co-Owner Forum
  - Tailen Hsing – new construction at 2956 Whispering Woods

### Executive Session

1. Financial Report
2. Web site support
3. Annual Meeting PowerPoint Presentation
4. Annual Meeting site planning and logistics