

Walnut Ridge Homeowners Board of Directors Meeting held Feb 2, 2009

04.15.08 – 10

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

Management Company Representative: Mark Hawley

Next Board Meeting: April 6 @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 Nov. 3, 2008 and Jan 12, 2009 were approved.

Homeowner Forum: Kadafia family – Anish Kadafia of 2051 Whispering Woods Court appeared to submit a modification request for a deck constructed on the rear of his residence. Along with the request were all necessary documents to meet Bylaw requirements (attached "B"). The request was reviewed and approved unanimously.

Executive Session

Financial Report: Mark and Sudip explained the new accounts for e-Trade and the interest paid for 2008. 2008 interest was displayed in 2009 results and taken of of 2008 Form 1099. These were added to 2009 results because Kramer Triad failed to include them in/on 2008 results. A fair amount of time was spent reviewing January 2009 results due to the changes in format from Kramer Triad to SCM forms. Overall, the Board felt very positive about the changes in format (attached "C").

2009 Budget: Sudip will prepare a single page budget explanation for distribution to Homeowners and to be included on the Walnut Ridge website after password protection has been completed. The document will be formatted similarly to the information distributed December 2007 by the previous Board to maintain continuity.

2009 Annual Meeting: Pat is checking into the opportunity to hold Annual Meetings at Skyline H.S. instead of the meeting room at Scio Township. This has nothing to do with Scio Township's facilities, only that the H.S. would be more convenient and should have better A/V facilities. We will continue to announce the Annual Meeting via written correspondence even though the website is up and running. Glenn suggested that we should use the website to announce candidates for Board positions and communicate biographical and issue oriented information. Discussion concluded that if this activity is undertaken, it should be confined to a period just before the election and should be limited to a specific, short period. Also, Kramer Triad provided the Board with a draft copy of the Annual Meeting Minutes for April 15, 2008 (attached "D").

Associated discussions were held regarding communication of Traffic Committee data gathering and the need to announce the activity via written correspondence. Because the Board feels that the website is not being used broadly enough yet by residents, we will remind all residents of their passwords, email accounts and the survey vehicle which will be used to round out Traffic Committee data. It was agreed that the Traffic Committee will now be referred to as the Safety Committee

Violations (attached "E"): **Jennings** – It was agreed that we will move forward with fines for not providing written documentation as requested. Glenn will provide David Wilson, SCM, with specific wording regarding 1st failure to remedy letter(s).

Goss – It was agreed that we will move forward with fines for not providing written documentation, obtaining required township permits and removal of fencing around the sports court as requested. A 1st failure to remedy letter will be mailed.

Kumar – the Board agreed to close the Gazebo issue. Based on documentation provided by Kumar's, it appears that they obtained the approval required by Toll Brothers. Other issues (fencing/wall) pended for further Board discussion.

Ullah/Bibi - non-complying fence/out building pending until completion of compliance review.

Serlins - toys in driveway and removal of trees on common land pending until next working meeting of Board.

2009 Landscaping Season: Initial discussions regarding the upcoming landscaping and common land management season were undertaken. All forms for homeowners to use to communicate modification, landscaping, common land issues have been adjusted to identify SCM as the resource for communication with and completion of activities. These are all on the website (attached "F") The Board was given the Clear Lake contract to review (attached "G") and will receive bids at the next Board meeting for all other spring/summer/fall contracts.

Other Business: Rosa Ang contacted SCM to get permission to distribute materials, as a Social Committee activity. Dennis told SCM to allow the communication, but to remind the resident that the Social Committee is a separate group, not associated with, supported by, or funded by the Board of Directors of Walnut Ridge Homeowner's Association.

SCM received an email from David Sarns, 2280 Gray Fox Court (attached "H"), requesting information regarding a downed tree on common land close to their property and the practices of the contractor removing snow on their cul-de-sac. The Board will review the request and respond as required.

All resident and management company files have been transferred from Kramer Triad to SCM.

Adjournment: 9:25 p.m.