

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

04.15.08 – 11

Attendees: Dennis Cvercko, Glenn DCamp & Pat Gagalis

Management Company Representative: David Wilson

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

Agenda: Attached "A"

Meeting Called to Order: 6:10 p.m.

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

Homeowner Forum: None

Executive Session

Financial Report: David reported that a number of pump station problems developed over the past month and that over \$3600 worth of repairs were required for the pump station on Autumn Hill Dr. David had some confusion about the ownership of the other pump stations located either on or directly adjoining our property. A subsequent follow-up showed that the only pump station owned by the Association is the one on Autumn Hill.

We have 14 unpaid annual delinquencies. The Board has little concern as this number falls in line with the number of delinquencies within the first month or two of past years' experience. If these have not been resolved by the next Board meeting, standard bylaw actions and penalties should be undertaken.

Since the U.S government is now insuring accounts up to the \$250K limit, we have no concern over the level of funds in any one account. We currently have \$137 in one of the E-Trade accounts. David will report back on which account specifically that is and what the other E-Trade account is being used for.

Landscaping 2009 – The Board was given 3 alternative vendor package bids for 2009 (attached B). The bids were from Brickman, Lighthouse Landscaping and Twin Oaks. The Board unanimously chose Brickman (attached C). Also, the Board was very pleased with the work done by Select on the bidding and presentation processes.

Select was advised that the Association has a group of people interested in assisting Brickman in the selection and placement of plantings and that Brickman should work with this group. The target date for completion of plantings is May 31.

Neighborhood Communications – David will coordinate all communications for the upcoming Annual Meeting. Two communications are planned, the first covering the first general announcement and solicitation of candidates for open Board positions. The second will cover an additional reminder of the meeting date and location and identify the candidates which have announced their candidacy for open Board positions. The target dates for these communications are March 2 and March 23.

Powerpoint Presentation – Dennis offered a first draft of a powerpoint presentation for the Annual Meeting. Board members commented that it is a good beginning and we should move forward (attached D)

Community Road Signs – The Board plans to solicit input from residents via survey to determine what information should be covered by signage both entering and existing throughout the community. This survey should be conducted shortly after the Annual Meeting.

Compliance Audit – The Board and Select established a April 25, 2009 target date to begin conducting an audit of the residences and common areas in the Association. The intention is to identify and advise residents and the Board of gross inconsistencies with our Bylaws or common area issues which must be addressed.

Homeowner Issues – McDaniels – Select will issue a warning letter for lack of documentation for patio construction which took place last summer.

- Goss – No response was received back from Jeff Brainard representing Toll Brothers. The Board will ask our attorney to contact Jeff/Toll.
- Silverman & Gallagher - We will review damages with the snow removal contractor and advise them of actions to be taken. Another residence was identified as having damage from snow removal: 3080 Walnut Ridge Dr.

Adjournment: 7:38 p.m.



WALNUT RIDGE

Board Meeting March 2, 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
 - No resident hearings scheduled

Executive Session

1. Financial Report
2. 2009 Landscaping Season
 - Modification Form Changes
 - Pond Maintenance - Clear Lake (complete)
 - Fertilization
 - Common Area Mowing
 - Trails
 - Entrances
 - Snow Removal (deferred)
3. Neighborhood Communication to be mailed Mar 23 (annual meeting announcement, candidate application, proxy statement, safety survey, 2009 budget)
4. Annual Meeting PowerPoint Presentation
5. Compliance Audit Date