

Walnut Ridge Homeowners Association Board of Directors Meeting – March 9, 2010

Attendees: S. Datta, P. Gagalis, A. Natwa, K. Michaels-Soluk, L. Tishkoff
Select Management Company Representative: David Wilson
Guest Consultant: Ken Cousino, Engineering Technologies

General Meeting

Meeting Called to Order: 1:10 pm

Approval of Minutes: The minutes from the board meeting held 1/12/10 were approved as printed.

Homeowner Forum: No non-board member homeowners were present.

Guest Consultant Engineering Report: Ken Cousino from Engineering Technologies presented an evaluation with detailed engineered drawings of the storm sewer system on Gray Fox Court, and how it is affecting surface ponding at 2242 Gray Fox Court (Keating/Miller). Mr. Cousino reported that with the reconstruction and widening of Maple Road to accommodate traffic around Skyline H.S., the existing 12 inch storm sewer pipe is no longer adequate to handle the increased flow of water through the Gray Fox area of WNR. The board decided that the next step is to meet with the Washtenaw County Road Commission to discuss their role in correcting the problem. Toll Brothers will also be contacted to discuss their involvement.

Mr. Cousino also presented a proposal to perform a Road Reserve Study for WNR. David Wilson reported that the last study was done in 2004, and should be updated every 5 years.

The board asked for Mr. Cousino's input on the possibility of having curbs installed on all roads in the neighborhood. Currently only portions of the cul-de-sacs have curbs, and 68% of respondents to the survey indicated a desire to have them. Mr. Cousino reported that it is possible to install moundable curbs that are compatible with the current drainage system. He agreed to provide information and cost estimates. The board also asked Mr. Cousino to investigate with the Road Commission, what happened to the sidewalk that previously ran along WNR on Maple Road.

The board approved the proposal from Engineering Technologies to perform a Road Reserve Study that will include: roads, curbs, drainage, lift station.

Executive Session

Financial Report: The financial statements for the period ending 2/28/10 were reviewed. The \$80,000 in CD's that matured 12/09 was reinvested with an additional \$15,000 into a CD earning 2% that matures 7/25/11.

Annual Meeting Preparation: David and Sudip will work to update the powerpoint slides from the 2009 meeting.

There are 4 board member positions up for election; 3 positions for two year terms, and 1 position for a one year term.

Accounting Review: The board reviewed a written proposal and estimate from the accounting firm of Myler & Associates, PC to perform an accounting review for \$1650. The board asked David to obtain the cost of a full audit for comparison.

Mailboxes: Kelly brought in three samples of mailboxes to consider as replacements. None of them seemed appropriate due to either size or material.

Landscape/Spring Clean-Up: The contract with Brickman is in place and they will begin in April. The board requested David to get a quote from them to clean up and groom the trailheads.

Violations: 2746 Whispering Woods/Goss – attorney Meissner & Associates is waiting for information from Toll to complete its review and recommendation.

Meeting Adjourned: 2:50 pm