

**Walnut Ridge Homeowners Association
Board of Directors Meeting - November 2, 2009**

Attendees: S. Datta, P. Gagalis, A. Natwa, K. Michaels-Soluk, L. Tishkoff
Select Management Company Representative: David Wilson

General Meeting

Meeting Called to Order: 5:09 pm

Approval of Minutes: The minutes for the board meeting held September 8, 2009 were approved as printed.

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

Executive Session

Financial Report: The financial statements for the period ended 9/30/09 were reviewed. The lift station expense is over budget due to emergency repairs that were done. Overall actual expenses are in line with the budgeted amount. David Wilson pointed out that the homeowner delinquency rate for WNR is less than 1%, when most HOAs average 20%.

Survey Results: 55 homeowners or 55% of the neighborhood responded. Kelly provided a printed summary (attachment A) of the results that included comments from homeowners. Most of the comments were positive - only two negative. Kelly asked for and received approval to respond back to those homeowners who made individual comments.

Speed Bumps: Feedback from the survey was mixed. The board concluded that this issue needs to be voted on by the entire community, and will be presented at the next annual meeting. The ad hoc traffic committee will be asked to make a presentation at that meeting.

Boulevard Trees: Pellagata began and will finish the plantings this week (1st week of Nov.). Twenty-two trees are being planted by twelve homeowners.

Mailbox Repairs: David Wilson reported the following: 1) 3 boxes that couldn't be repaired have been replaced; 2) 9 more boxes need to be replaced and 2 posts fixed; 3) the expense incurred so far is \$500. The board discussed replacing *all* boxes with one that last longer and look better. The posts are fine, just replace boxes. The cost of doing this will be researched and this topic will be further discussed at a future meeting.

Neighborhood Signs: The board directed David Wilson to have his workers do the following: 1) install "Neighborhood Watch" signs; 2) repair posts (notably on corner of Gray Fox); 3) paint street signs and posts.

Holiday Lights: Pat presented a bid of \$850 from McFarland Tree Service to put up and take down lights on two large trees at each entrance (4 trees total). This amount is significantly lower than the amount previously allotted. The board gave approval for Pat to proceed with McFarland for this project.

Website Updating: The board agreed to add website services to our contract with Select Management. The cost is \$35/month.

Pond Maintenance: The fountain needs repairs. David reported that the cost to fix would be approximately \$1000.

Walking Path Maintenance: to be discussed at a future meeting

Maintenance Schedule: The board requested David to prepare a schedule of all the maintenance contracts.

Reserve Study: The study needs to be updated and David will get quotes to have this done.

Attorney: The board is considering changing the Association's legal counsel from Scott Munzel to Meisner & Associates. The reason for this is because Meisner & Associates specializes in condominium and homeowner association law, whereas Scott Munzel is a general practice attorney.

Insurance Policy: The board requested David to get quotes so that the board can compare coverages in an attempt to reduce redundancies in its current policy.

Civil Engineer Report/Keating: Attorney, Scott Munzel's letter to the Keating's covered many of these issues. The Keatings were scheduled on the agenda to attend this meeting to discuss their drainage problem. They did not attend.

By-law Violations:

- 1) Goss - no approved documentation for exterior modifications. Attorney, Scott Munzel sent a letter in October responding to the a letter dated September 29,2009 from the Goss's attorney. No response has been received yet.
- 2) Ullah/Bibi - fence enclosure. David Wilson is checking to see how this compares with what other homeowners have been allowed to have, and if it is in violation.
- 3) Jennings - no approved documentation for exterior modifications. No response.

New Business: Kelly suggested that the board set the dates for the remaining board meetings and post them on the WNR website.

Next Board Meeting: Tuesday, January 12, 2010, 1:00 pm at Select Management

Meeting Adjourned: 7:10 pm