

WALNUT MEADOWS HOA BOARD MEETING

APRIL 21, 2010

MEMBERS PRESENT

MARY DOWNEY
BRETT MITCHAMORE
CARLOS VIVAR
JOHN VALLIE

MEMBERS ABSENT

NICK FLEMING-WOOD

SBB REPRESENTATIVE:

LORA COMPTON

THE BOARD REVIEWED THE MEETING PACKET IN GENERAL. THE PREVIOUS MEETING MINUTES WERE APPROVED.

THE BOARD APPROVED THE FEBRUARY AND MARCH FINANCIAL STATEMENTS PROVIDED BY SBB MANAGEMENT.

THE BOARD DISCUSSED THE WEB SITE AND A PROCESS TO REMIND HOMEOWNERS OF THE SITE AND NOTIFICATION TO REVIEW IT. SIGNS OR EMAILS WERE PROPOSED, AND SIGNS POSTED AT THE ENTRANCE TO THE COMMUNITY WERE DEEMED THE METHOD TO REMIND HOMEOWNERS TO REVIEW THE SITE FOR EVENTS, INFORMATION, ETC. THE COMMUNITY UPDATE MAILING WITH MAGNETS FOR ALL HOMEOWNERS WAS REVIEWED AND WAS READY TO MAIL.

THE BOARD REVIEWED THE PROPOSED INSTALLATION OF BACK UP BATTERIES FOR THE MAIN GATE SUBMITTED BY L & C FENCE CO. THE COST OF 930.00 WAS REVIEWED, AND THE BOARD AGREED TO OBTAIN ADDITIONAL INFORMATION OR OTHER PROPOSAL BEFORE APPROVING THIS INSTALLATION.

ALL AGREED THE INSTALLATION OF LIGHTS ABOVE THE 2 CALL BOXES AT THE ENTRANCES TO THE COMMUNITY IMPROVED THE ABILITY TO ACCESS THE COMMUNITY.

THE BOARD DISCUSSED A COMPLAINT OF EXCESSIVE DOG BARKING, AND THE SITUATION APPEARS TO BE RESOLVED. JOHN VALLIE WILL DISCUSS ANY FURTHER DEVELOPMENTS WITH THE HOMEOWNERS INVOLVED.

THE BOARD REVIEWED THE SITUATION WITH THE FENCE BACKING UP THE WEST SIDE OF THE COMMUNITY BEHIND WALNUT BEND. THE FENCE IS DETERIORATING, AND IS NEED OF EITHER REPAIR OR STAINING. THE CURRENT COVENANT REQUIRES ALL HOMEOWNERS TO ASSUME RESPONSIBILITY FOR THE MAINTAINENCE/UPKEEP OF FENCES; HOMEOWNERS WOULD BE NOTIFIED OF THIS, AND ANY

REPAIRS/STAINING OF THIS FENCE WOULD BE APPROVED BY THE ACC TO ENSURE CONSISTENT APPEARANCE IN THE STAIN ALONG THIS FENCE AREA.

IT WAS NOTED THAT THE STREET LIGHT ON WALNUT BEND WAS NOT WORKING. MARY WOULD HAVE IT CHECKED OUT TO DETERMINE IF IT WAS A BAD BULB OR IF THE POWER TO THE POLE HAD BEEN CUT OFF.

THE MEETING ADJOURNED AT 7:30 PM. THE NEXT MEETING WAS SCHEDULED FOR JUNE 21ST, 2010.

PREPARED BY JOHN VALLIE