Walnut Grove
Board Meeting Minutes
April 10, 2007

Meeting was called to order at 6:56pm

Roll Call: Amy Mann, Mike Leeper, John Quam, Debbie Slavinski, Dstry Torrez

Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The February 13, 2007 minutes were presented for review, Mike moves to accept minutes with corrections, John seconds, all in favor.

Financials:

Cash-Main Acct.	$9,634.21
Savings Account Reserve	$17,562.23
Total Current Assets	$27,196.44

Mike moves to transfer $864.00 to reserves (this will bring current with what is budgeted thru April, & continue to transfer $216.00 a month until further notice. Also recommends that $10,000.00 be put into a CD. (Ask Steve to look into CD with the best percentage rates & notify the board), whenever the reserve has reached $10,000.00 move to another CD and space out every three months, Deb 2nds the motion, all in favor.

Unfinished Business:
Action Log
Dstry motions to change insurance premium payments to yearly Mike so moves.

Signage -Dstry opens this topic back up for discussion. The idea of the sign was brought to the attention of the board with the idea that it would make the community more inclusive. There has not been a great deal of interest shown from the community therefore, due to the high cost of having this sign done the board has decided to table this issue. Amy please include in the newsletter the reason the board has tabled pursuing an additional sign. Requested bids ranged from $8,000.00 to $11,000.00. Deb brings up the idea of a flagstone sign similar to the one at Stratford Lakes.

Committee Updates:
Irrigation – John reports that is a very expensive project and no longer feels that it is a wise move. It is his opinion that Walnut Grove should go at it from the angle of working closely with the landscape company in handling the water usage. Rick from Accent Landscaping stated that he feels that the system was not installed correctly to maintain the park like setting that was expected. Dstry states he does not feel the association is in a financial position to tackle the

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revitalization of this area at this time. The board is in agreement that it will make the best effort to maintain this area but this action item is now tabled

Fence Staining & Violations: Judith Williams met with Dstry and stated she would be able to get the power washing done but would not be able to get the staining done. Violation is pending. Dstry is asking for the boards input on fining. Mike moves to go forward with the fining. There has been plenty of notice to have this work completed and if an exception is made that just sets a precedent for the future, John 2nds the motion to remove the pending status on Judith Williams since there has been no additional response, all in favor of fining.

Dsrty requests some in put from the board in regard to the next walk around. Many used the lighter stain but it seems to be wearing quicker than the expected. The requirement is that fences have to be stained every three years, what is the starting point? Decision was made to make this new business for next agenda.

Trash Removal: The board would like to be provided with information in regard to another trash removal company. Entire board agreed they would like a bid from Allied Waste and will vote by e-mail if a change is decided on. Ask about providing the large trash cans for the community for those that don't have them, and also ask about recycling.

Taxes: #1 Priority - Check on the taxes, 2005 & 2006

DRC Committee:
Committee consists of Jack Nichols, Mike Ojeda, Boyd Pitcher & Frank Goyette. Kathy asks to be brought up to speed on the procedure for handling DRC requested that she receives. It was agreed that we need to get the request to the DRC committee as soon as possible and that the committee should supply a response within 21 days. Three requests have been submitted and the board has asked Kathy to e-mail Mike right away to inform him that we have 3 DRC requests; one has been approved for Jamie Neff for the Curbscape project. Kathy will provide Mike with the other 2 requests and the board asks that the DRC committee set up a meeting for this month and carbon board on meeting date in April to sit down and review meeting schedule for the future. DRC please give priority attention to the requests at hand. Third Tuesday of the month is a date the board would like to request.

Painting: The question was raised, are the original paint pallets available?? Check on paint colors in CMR file. DRC committee needs to make sure the homeowners follow requests to the letter. Method for handling requests is as follows, request is submitted to the community manager, e-mail DRC & board with a time frame to be addressed and answer within 21 days. Board asked that a letter be sent in regard to the painting request asking for alternative colors choices and promise a quick response once received. Community Manager will discuss with DRC committee accountability. Would also like to get a Kwal color

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palette. See if a Kwal Representative is available to evaluate/Identify the colors of what is in the community now.

Rules & Regulation Committee:
Deb has proposals based on Stratford Lakes, Broadlands, and Legacy Ridge. All three communities have very strong rules in regard to major construction. If work is begun without prior authorization there is a fine of $500.00. Fine for not submitting DRC correctly, Deb will send information to board members for review and it will be discussed at future meeting.

Dstry brought up the fact that now is the time when residents will be making changes to their homes and that it is important that the board decided which way they want this community to go. Board asked the community manger to check with the city for codes in regard to roofing, material? Debbie will present the board with copies of the rules and regulations for the above mentioned communities by providing the board with links to their web sites so that all board members can review these samples before we move forward in this area.

New Business:
Garage Sales – Debbie proposed a new rule to states no "garage sale" or "yard sale" or other sale of any collection of used personal property shall be conducted or permitted upon any particular Lot more often than once per calendar year. City ordinance states that homeowners can only hold sale every 90 days. Open discussion was had regarding where the community direction is in regard to quality of the community. The board feels that maybe now is a time to revisit the rules for the community. Dstry recommends that Deb provide a proposal with language and or links so that board can review the samples from the other communities. Vote via e-mail.

Water Bill – credit ask for a check. Mike requested information as to when Accent would be turning on the sprinkler system? Dstry to follow up with Rick. Dstry will pursue more information in regard to Water Sensors. Accent indicated that sensors would be placed at both clocks. Board agrees that this would be good money spent.

Community Pride Day - Info is on the web and please continues in the newsletter up until May. Also continue the info regarding Westside newspaper in the newsletter.

Trees - Accent provided a bid which is included in the meeting packet. John has two trees to donate. Kathy will call Rick and put him in touch with John to set up a time to look at these trees. Wait for approval by e-mail after info is received for planting John's donated trees.

Next Meeting: John will host the next meeting June 12th 6:30pm

Adjournment: John motion to adjourn at 8:54pm Debbie 2nds, all in favor.

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