Walnut Grove
Board Meeting Minutes
October 9, 2007

Meeting was called to order at 6:35pm

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

Management Company: Kathy Andersen, Community Manager

Meeting Minutes: The June 12, 2007 & August 14, 2007 minutes were presented for approval. Dstry motions to accept the minutes and Amy 2nds, all in favor.

Financials:

Cash-Main Acct.	$ 7,398.57
Savings Account Reserve	$19,740.99
Total Current Assets	$27,139.56

Discussion was entered into regarding how to move funds to money market and or CD's to take advantage of the best interest rate. John motions to turn the saving into a money market which earns more interest than a saving account but is still easily accessible if funds were needed. A balance of $3,000.00 not exceed $5,000.00 will be maintained in the operating account. An amount of $23,000.00 will be put into a money market at 4% interest rate. This transaction is to be completed by October 12, 2007, Mike 2nds, all in favor. Mike also suggests that he feels that the board president should have internet access to the bank account.

The topic of collections and late fee's was brought up. At the present time the policy is to not proceed with collection procedures until the account reaches a past due balance of $200.00 therefore in the case of Walnut Grove whose dues are $45.00 that would mean the a delinquent person would be almost five months in arrear before collections would begin. Also right now the late fees are $5.00 per month. Board feels like there needs to be an increase in the dues and Dstry would like to see a fee structure. The following is the proposal that the board has arrived at and would like to present to the community at the annual meeting at which time the board will determine to vote into the rules and regulations.

1st month $ 5.00
2nd month $10.00
3rd month $15.00
4th month $20.00 - at this point it will be at the desecration of the board to turn the delinquent homeowner over to the attorney for collections.

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The proposed budget for 2008 was presented to the board and several questions were raised. Kathy will get these questions answered and have a corrected budget ready by October 12, 2008 to present to the board for approval.

Unfinished Business/Action Log

Proposal for the signs were presented to the board which turns out to be far less than the insurance deductible, board has asked to see pictures of what Franks' proposal would look like or see samples of the material that will be used. Also asked about maintenance in regard to if something like this happens again or wear and tear over the years.

Trash totes - Amy received info from the newsletter request the 3 people are interested in getting 4 totes if they could get them at $40.00 which is not the price quoted. Kathy will send letters to the Goyette's, Gary Lanaff & Jeff Eddrington supplying them with info on how to go about getting these totes.

Kathy asked about the oil in the street and the parking, the truck has been moved doesn't seem to be much that can be done about the oil. Mike interjected that code enforcement will make sure vehicles get moved if someone contacts them.

Amy presented the results from the newsletter poll regarding garage sales;

1. There was no one that was for not having one.
2. Three said to follow the city ordinance
3. One said once a year was enough

Deb is waiting for the color palette book to give to the designer to help with putting a new color palette together which will complement the present colors and still bring the colors to current trends. The present color palette was created in 1999/2000.

Lee & Daung Soon of 9727 107th Drive had Dstry look at their fence and it is clear that the fenced had been stained but for whatever reason there is an area that is not holding the stain the same matter as the rest of the fencing. Dstry has asked the board to waive the remaining balance on the violation of $45.00, the board so agrees

New Business:

The board requested a quote to have CMR perform the walk-a-round and would like to present this info at the annual meeting.

The Goyette's have presented Dstry will a color choice for painting their house. Due to water damage to their home this is of the up most concern for them to have this done as soon as possible and can not wait for color palette to be determined. They would like an answer by Friday. An example of the chosen colors was presents which the board is ok with but would like to have the accent colors better defined and asked if they could do test colors on the back of their house for the board to view. Dstry will notify them of the board's decision and inform the rest of the board of the results.

Dues Increase - the boards agrees that it has been some time since there has been a dues increase and feels based on the preliminary results of the reserve

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study it is much needed and wants this to be on the agenda at the annual meeting. Dstry will put together some scenarios with various amounts to present to the board thru e-mail and a vote can then be made on what will be presented at the annual meeting. Kathy lets the board know that we can present this info in a power point display and she feels that it would be important for the community to also see the results of the reserve study.

Dstry wanted the board to know that there is a City Community Meeting with the city Planner – Deb Lason at the Westview Rec Center information can be viewed at the following link www.ci.westminster.co.us

Next Meeting: The annual meeting will be December 11, 2007 at Westview Rec Center, 10747 W 108th Ave, Westminster (303-460-9530)

Adjournment: John motions to adjourn, Mike 2nds, all in favor. Meeting adjourned at 9:15pm

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