Walnut Grove
Meeting Minutes
February 13, 2007

Roll Call: Dstry Torrez, Debbie Salvinski, John Quam, Scott and Amy Mann, Mike Leeper
Management Company: Carol with Colorado Management

Dstry called the meeting to order at 6:35 pm.

Meeting Minutes: The Board reviewed the minutes from November 14, 2006 John Quam, motions to accept the minutes, Debbie Salvinski seconds, all in favor.

The Board Reviewed the December 4, 2006 annual meeting minutes and the following corrections need to be made 1. Roll Call, Mike Ojedea needs to be spelled correctly, 2.General Discussion Mike Ojedea is Ojeda 3. Roll Call Leeper needs to be spelled correctly, 4. Page 3 treasurer Mike Leeper 5. Under Accomplishments, 12th line down Christmas Lights needs to say Holiday Light Contest 6. Under page 2 General Debbie Salvinski instead of Debbie Will 7. Seconds line under Community Think vs Thing. Dstry Torrez motions to accept the December 4th minutes with corrections, Debbie Salvinski seconds, all in favor.

Financials:
We need to add the late fees on all late accounts.

Checking $7008.99 Savings $17562.73

We need to check into the insurance and see if we can have the monthly fee waived or we need to pay the full amount. Debbie would like to see if we can get a discount to pay in full for the year and if not what's the reason.

Unfinished Business:
Action Log

Dstry went over the Reserve Study. Dstry sent a letter to Kathy to provide information to Rick for the reserve study.

Reviewed proposals for the sign. The price is very different and we need to get more pricing. The sign needs to be at 106th Ave and Johnson Street at the Corner.
We need to meet the sign person on site and make sure we are on the same page. Check out Accent landscape. Bid it with and without electrical. There was discussion regarding the sign. Board would like to have the bids by early spring. A look at what the cost would be and we can develop a plan. Dstry would like to have the final bids available by the next meeting in April, e-mail the bids and the Board needs to have them a head of time.

Approved

Check into a general contractor for bids. John gave the following companies, Commercial Fire and Water. 303-420-1939, Reston Services 303-296-4106. The Board would like the Bids the last week of March. John will contact Carol with the developer information to find out who they used for the current signs.

The Board received an Advertising Agreement for Walnut Grove solicitors. Debbie would like to see a specific date and Amy's phone number is wrong 460 not 400 Amy should be deleted and she the advertiser should contact CMR. The newsletter is published on the 15th of the month. In order to publish and outside ad, payment must be received 15 days prior to publication. Full year, half year and quarter. We need to have a flat fee of $5.00 for quarter page ads. The Board needs to make notes and get them over to Amy. The agreement is going in the right direction. Amy will work on it and send it out via e-mail. Debbie makes a motion to accept the advertising agreement, John seconds, all in favor.

Dstry gave several advertisements that need contacted to advertised in the newsletter.

Code enforcement officer will drive through the neighborhood for junk cars and basketball hoop etc.

Irrigation evaluation-John will have to hold off until the snow gone. Get the bids and water sensors to turn the water off. Mike Leeper would like to use reclaimed water vs. potable water. Check on Thessen. John will have a status in April regarding the reclaimed water and water sensors.

Committee Update:
No committee updates or requests at this time

New Business:
Property Improvements: Tree replacement. From last year there is a dead tree on 107th and Jellison and it needs to be removed. Two trees have died at the west retention ponds. 3 trees total. The Board has agreed to replace the tree on 107th and Jellison. There was discussion. Dstry makes a motion to replace the above trees, Debbie seconds, all in favor. Contact Accent landscape. Get bids on two 6 foot Pear trees. Dstry will contact Accent and walk the property and e-mail the Board the ideas for the trees.

Fence Repairs:
The DRC said it is the responsible is the Homeowners responsibly. Dstry would like to know what the Board would like to do. We need to put this is the newsletter to inform the homeowners subject to DRC rules.

Contest Dates: Holiday lights for December 15, 2007, Curb Appeal before May 26th 2007. Forward into to Amy.

Approved

Volunteer Activities: 1 volunteer opportunity for the mulch. Remulch the trees. Dstry will find out about the mulch for June 30. Dstry will call the city and confirm the date. Put it in the newsletters.

Open Space adopted a trail in the trail. Two clean up dates spring and fall. The city will send out an announcement and Debbie will follow up on it thru the city and will follow up via e-mail.

Review of Rules and Regulations: Amy notes her concern about the fence issue. Dstry went over the rules and declaration for the community. Any fence that is visible that from the common area should be stained. It is public view and it will be addressed during the walk around for February 18, 2007 at 10 a.m.

Retention Pond Use: Is it cost effective to have grass was an issue that was brought up. We need to be cognized to the cost of maintenance and watering and the reserve study needs to be completed on going issue. Dstry will contact Accent and will evaluate how we can reduce our water usage and he will report back how many meters do we have status in April.

The Board asked if CMR can update the calendar on the website and post all events on it.

Announcements:
Walk around 2-17, 3-10, 3-31, 4-21, and 5-12

The next meeting will be April 10^{d} and will be held at 9687 Amy's house at 7 p.m.

John gave a copy of the solar housing guidelines for the Board to review.

Adjournment: Dstry motions to adjourn, Debbie seconds, all in favor, at 8:45 p.m.

Approved