

**Walnut Grove  
Board Meeting  
December 10, 2003**

Jane Viita calls the meeting to order at 8:45 PM.

**Roll Call:** John Quam, Chris Boehmer, Jane Viita, Karyn Kretzel, and Dstry Torrez.

**Guests:** Natalie Gremillian and Ed Viglione.

**Management:** Steve Smalley and Joan Hollway.

**Election of Officers:**

Jane Viita nominates Chris Boehmer as Treasurer, Dstry 2<sup>nd</sup>'s, all in favor.

Chris Boehmer nominates Jane Viita as Secretary, Dstry 2<sup>nd</sup>'s, all in favor.

Chris Boehmer nominates John Quam as Vice President, Jane Viita 2<sup>nd</sup>'s, all in favor.

Chris Boehmer nominates Dstry as President, John Quam 2<sup>nd</sup>'s, all in favor.

Karen will be member at large.

All nominees accept and board is as presented.

Getting bids for landscaping, Karyn will be contact for landscaping.

Next meeting will be February 10<sup>th</sup>, 6:30 PM at Chris Boehmer's home at 10691 Hoyt.

John Quam makes a motion to adjourn, Karyn 2<sup>nd</sup>'s, all in favor.

Meeting adjourned at 9:00 PM.

**Walnut Grove  
Annual Meeting  
December 10, 2003**

Meeting called to order 7:05 PM

**Roll Call:** Stan & Karyn Kretzel, Mike Leeper, Ed Viglione, Frank Duran, Dstry Torrez, Mike Ojeda, Natalie Gremillian, Jack and Laura Nichols, John & Laura Mancuso, John & Laurie Quam, David Reed, Jane Viita, Justin Ahrens, Gary Lantaff, Jen Pyle, Patti Pitcher, Chris Boehmer, and Tom Acierno.

**Management:** Steve Smalley and Joan Hollway.

Steve Smalley introduces himself as the association new manager, and then everyone introduced themselves.

Steve mentions Colorado Management & Realty, Inc's web site at [www.cmrdenver.com](http://www.cmrdenver.com).

President Natalie Gremillian gives a report on the past year's accomplishments. The board was active in maintaining the "Rules and Regulations" through inspections and sighting people in violation. Landscaping was put on hold because of the draught and should resume in the spring of 2004, if no restrictions on watering. Doggy stations were installed. And the management company was changed.

Rules and Regulations Committee can be revised as the board see fit.

Design Review Committee. Residents should submit the Design Review form if you have a request for landscaping or architectural changes to Mike Ojeda. The Committee needs to have plans submitted on a plat map for all backyard improvements. If you have already done your backyard, but have not submitted your plan, please submit them, so the Committee can have them on record.

Ed Viglione talks about the common area and replacing dead trees to bring back the common area to what it had been. Detention Pond is not working. Call the attorneys Burdman and Benson about drain issue.

**Financials:** Chris Boehmer talks about the budget and the reserve and the need for a reserve.

Landscaping of the Common Area discussed and how much is needed to fix it and maintain it.

No motion to reject the budget, so dues stay the same.

**Election of Directors:**

Jane Viita nominates Dstry Torrez, Ed Viglione 2<sup>nd</sup>'s, all in favor.

Laura Nichols nominates Jack Nichols, Natalie Gremillian 2<sup>nd</sup>'s, all in favor.

Gary Lantaff nominates Justin Ahrens, Ed Viglione 2<sup>nd</sup>'s, all in favor.

David Reed nominates John Quam, Laura Nichols 2<sup>nd</sup>'s, all in favor.

Stan Kretzel nominates Karyn Kretzel, Jane Viita 2<sup>nd</sup>'s, all in favor.

Secret vote was held. Dstry Torrez, John Quam and Karyn Kretzel won the votes and are the new Directors.

John Quam will contact the City about speed limits within Walnut Grove and what can be done about the speeding and vandalism in the area.

What about a "Neighborhood Watch" group?

Residents wanted to know what was going on with the property next to them. It is a Westminster designated park.

John Quam makes a motion to adjourn, Ed Viglione 2<sup>nd</sup>'s, all in favor.

Meeting adjourned at 8:45 PM.