

Walnut Grove  
Board Meeting  
April 13, 2004

Meeting called to order 6:30 P.M.

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

**Architecture Committee:** Jack Nichols

**Management:** Steve Smalley, Brian Sanders, and Joan Hollway

John Q reported that the Regency Builder is putting 5 trees on the west entrance (north side) to the neighborhood. These 5 trees are to match the existing trees on the south side of the west entrance. John did not know a date it would be finished but did know that the city made the builder pay a bond that won't be returned until the trees are in place.

We discussed the damage to the grass on the west entrance – north side where Regency Builder drove vehicles across the grass creating ruts. We would like Regency to repair the area. John said he would contact the city to see if they will hold the bond until the grass is repaired. Also, we would like Joan to contact Regency to see if they are planning on replacing the grass.

**Guest:** Dan & Teresa Groen from Ace Lawns & Landscaping

Dan Groen explained his services and bid about \$225.00 per week for mowing; he will send a formal bid to CMR tomorrow April 14<sup>th</sup>.

Board discussed landscaping bids. Would like to get a bid from Metco for mowing only.

Send bids to board members by email. Need answers back by Wed April 21.  
Landscapers are to send a monthly report by email of conditions and recommendations.

Schedule of watering and zones in for sprinkler system. Brian will give the board a schematic of the sprinkler system.

Chris motions to approve minutes with corrections, Jane 2<sup>nd</sup>'s, all in favor.

Brian has fixed signage.

Golden Key no response will send certified letter. If no response within two weeks send to attorney.

Jane will put a note in the monthly newsletter that volunteers are needed to help with clean up and some lawn care to save on expenses of the association. Jane will also include the meeting date of the Architectural Committee, and the will meet on a consistent basis.

West Nile virus spray John and Jack will call Jeffco to see about them spraying.

John will be contact person to City of Westminster for problems and concerns.

**Financials:** Chris will close Vector checking acct and give check to CMR to open a savings account at Mountain States Bank for the association...

Drainage grates need to be fixed, so people can't put stuff down them, and bolted dawn.

Correct website about the dues, and

Next meeting May 11<sup>th</sup>, at 6:30 in 10691 Hoyt.

Chris motions to adjourn, John 2<sup>nd</sup>'s, all in favor.

Meeting adjourned 8:35 PM.

**Walnut Grove  
Board Meeting  
May 11, 2004**

Meeting called to order 6:35 PM.

**Roll Call:** Karyn Kretzel, Jane Viita, Dsrtly Torrez, John Quam, and Chris Boehmer.  
**Management:** Brian Sanders, and Joan Hollway

John motions to approve March minutes, Jane 2<sup>nd</sup>'s, all approve.

**Financials:** Chris will do an analysis of the money to see about moving more money to savings.

Accent mowed today. Karyn will be contact for coordinating with Accent. Jane and Karyn will work up questionnaire to send to Accent for their analysis of grounds. Dstry, John and Chris would like to see where the sprinkler zones are. Karyn will call Accent.

Check with sprinkler guy when sprinklers will be turned on.

Have Lawn Dr leave notes at Dstry's home when work is done.

Dsrtly will do a detailed letter for Golden Key to explain what damage was done. Then send letter to give options, fix, or meet to resolve.

Spring and summer contest will be the first week of July. See if Steve, Brian, and Joan can judge yards.

John will see about coupons from Timberline Gardens.

Jane has asked for someone to take over the newsletter for a few months, due to some personal reasons she will not be available. Karyn will email newsletter to CMR, other board members will help Karyn with articles.

John suggests mentioning water conservation in the newsletter, even though Westminster is not on water restrictions.

Volunteer's Day will be June 5th 10:00 am at signage on Johnson St. Will work on Johnson Street common area landscaping.

Dstry will check with city on basketball hoops in street.

John notices that the property is looking good.

Next meeting July 13, 6:30 at 10691 Hoyt St.

Karyn motions to adjourn, John 2<sup>nd</sup>'s, all in favor.

Meeting adjourned 8:10 PM.

**Walnut Grove  
Board Meeting  
August 30, 2004**

Meeting called to order 6:35 PM.

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

**Management:** Joan Hollway

Minutes from July 20, 2004 approved unanimously.

Lawn Dr. is not leaving notes for Dstry when they have been there. Dstry will call them to have them leave information at his home when they have been there.

**Financials:** Checking \$8,633.69 and Savings \$9,831.80, this is about \$1000.00 ahead of budget.

The audit is being done by Dale Weidner.

Chris motions to approve the financials, John 2<sup>nd</sup>s, all in favor.

Dstry purchased a banner for week-end activities with Colorado Management & Realty, Inc.'s phone number for people to call for information on when and where the activity will be. CMR will have the information about the activity a week before. Next community project will be Saturday, September 18<sup>th</sup> at 10:00 AM to remove grass around trees, placing bark and cleaning out retainer pond drains.

Board will plan for a community picnic for next year; Chris will include expenses in the next year's budget.

Next meeting board will plan for December Holiday Decoration contest.

Dstry will review the renewal insurance policy that CMR received.

Accent Lawn Service did a good job of pruning the shrubbery and trees. They have removed all the dead trees except for one so far. Board will plan for tree replacement in next year's budget. Board will walk around the property to see where trees and shrubbery are needed. Accent is looking for a light for the west entrance.

Chris wants to do a reserve study for future budgets. Check with Steve on doing the reserve study. Need to know about the Common Drainage System under ground. Call Skyline about maps for property.

Two weekends ago two car windshields were broken by vandals; notice will be in newsletter about being watchful of vandalism.

Next board meeting will be Tuesday, October 26<sup>th</sup>, 6:30 PM at 10691 Hoyt.

John motions to adjourn, Chris 2<sup>nd</sup>s, all in favor.

Meeting adjourned at 8:20 PM.