

**Walnut Grove
Board Meeting Minutes
February 8, 2005**

Roll Call: Dstry Torrez, John Quam, Karyn Kretzel, and Bob Pyle, Laura Nichols Management: Carol Bowers Colorado Management & Realty, Inc

Dstry called the meeting to order at 6:35 p.m.

John made a motion to accept the December 2004 minutes, Karen seconds, all in favor.

Financials:

The Board would like to see a budget comparison at the meeting to see where we are.

Waste Management is showing a past due amount. Carol needs to find out why.

Karen makes a motion to approve the financials, John seconds, all in favor.

New Business:

We need to get comparison bids for waste removal and recycling. We need to add to the newsletter for people to tie up there trash and use lids to prevent it from blowing around the neighborhood. We will take photos of the areas in our neighborhood where the trash collects so people can see what we are trying to prevent.

Community Volunteer Projects:

Dstry will check into the adopt a trail through the city of Westminster.

We need to remove the grass around the trees and replace it with mulch.

We need to look into tree and shrub replacement.

Unfinished Business:

Dstry provided a map of the under ground system and some suggest guidelines in order to maintain the system. We need to focus on cameraing the line and cleaning the lines in sections to prevent breakage. The Board will discuss frequency and timelines.

Dstry and John will walk the property to find all the clean outs in the back yards and streets.

We need to look at city grant for Tree replacement.

Announcement:

We need to set the next date and time for the walk through.

The next meeting will be on March 8, 2005 at 6:30 p.m. at 10680 Hoyt St

Adjournment:

The meeting was adjourned at 7:45 p.m.

**Walnut Grove
Board Meeting Minutes
March 10, 2005**

Roll Call: Dstry Torrez, John Quam, Karyn Kretzel, Bob Pyle, and Laura Nichols
Management: Carol Bowers Colorado Management & Realty, Inc Guests
Present: Debbie

Dstry called the meeting to order at 6:29 p.m.

John made a motion to accept the March 2005 minutes, Bob seconds, all in favor. John made a motion to accept the April 2005 special meeting minutes Bob seconds, all in favor.

Financials:

Table moving money into the saving until after the landscaping plan is implemented.

The Payables need to be run timelier for the Association so we are not receiving late fees. We expect checks to be run more than once a month.

Unfinished Business:

Grants for the property are in and Karen will follow up with the city on Friday to check on our grant. Bob note he has looked into the trees and alternative and felt the landscaping was expensive.

Open Space is tabled.

We are currently missing 15 threes so the Association can explore this option Bob will keep working on the trees.

The Best Curb Appeal Contest at Walnut Grove will be done on the weekend of the 28th of May. CMR will go out and judge and the winner will be posted in the newsletter.

We would like Mike to follow up on all of the DCR requests and bring an update to the Board at the next meeting. Dstry and John would be willing to help the committee.

It is clear in the governing documents no other structures will be placed on the lot other than the house. There will be no detached sheds on the property.

Rules and Regulations Committee:

Debbie has volunteered to coordinate the committee meetings.

New Business:

Dstry will do a concrete replace survey during the walk around and get it on the City's list.

Carol will contact the neighborhood realtors to see if they would like to sponsor a neighborhood garage sale in May.

The Community BBQ will be held in July.

Dstry will check into the adopt a trail through the city of Westminster.

We need to remove the grass around the trees and replace it with mulch on May 14th from 10:00 a.m. to 12:00 p.m. The Board will look at scheduling a work day evening for the next project.

Announcement:

The walk around will be on April 3, 2005

The newsletter will be separate from the statements

The next meeting will be on May 10 2005 at 6:30 p.m. at 9528 W. 107th

Adjournment:

The meeting was adjourned at 7:50 p.m.

**Walnut Grove
Special Board Meeting Minutes
April 7, 2005**

Roll Call: Dstry Torrez, John Quam, Karyn Kretzel, Bob Pyle, and Laura Nichols
Management: Carol Bowers Colorado Management & Realty, Inc

Dstry called the meeting to order at 6:35 p.m.

Dstry went over the e-mail from Karen and went over the guidelines that were needed in order to be considered for the grant monies.

The deadline is April 15, 2005.

The Association must finance the project 1st and then the fund would be reimbursed with the grant money.

We will get bids from Accent and TNT to prep the ground between homeowner's fences and the path. We will plant day lilies.

We will ask the contactor to do the map for the improvement to scale.

Laura will take photos of the before and after.

Karen and Laura will writs the proposal for the grant

Dstry will work with the city to get our plan approved and to support our efforts to beautify our neighborhood for the grant and also the guidelines for adopting the trail.

The second request will be to replace the trees that were killed by the drought. Accent and TNT will do the estimates

Announcement:

The next meeting will be on May 10 2005 at 6:30 p.m. at 9528 W. 107th

Adjournment:

The meeting was adjourned at 7:32 p.m.

**Walnut Grove
Board Meeting Minutes
July, 2005**

Roll Call: Dstry Torrez, John Quam, Karyn Kretzel, Bob Pyle, and Laura Nichols

Management: Carol Bowers Colorado Management & Realty, Inc

Guests Present: Debbie

Dstry called the meeting to order at 6:29 p.m.

John made a motion to accept the July 2005 minutes with the corrections, Bob seconds, all in favor.

Financials:

Checking \$15,984.71 Saving \$9,896.01

Unfinished Business:

Dstry met with Bob for the trees. The total cost for all of the tree replacement is \$2805. We have \$2500. Kathy Piper will reimburse us once we plant the willows and narrow cotton wood at least 2 inch caliper. Dstry will get a written proposal faxed tom him. The landscaper is confident that the trees will be fine planted this time of year.

The Design committee will include the decks.

Review of Grant: The city granted us \$2500. We will get reimbursement information from Kathy and a date for the reimbursement.

Bob went over the Colorado State Extension program for trees and notes we have to apply in the fall and in the spring for the trees. The Colorado State Extension agency grants trees for people with a minimum of 1.2 acres.

Bob went over the Plant - a-Tree program. Through the water bill, the Plant-a -Tree program allows the association to be reimbursed up to \$80 per tree and receive a credit on the water bill. We could focus on this as our next volunteer project.

New Business: Debbie is interested in Neighborhood watch. Debbie will try and obtain interest in the program during the picnic and set up an informational meeting at the next Board Meeting. We would like a sub committee for neighborhood watch. Dstry would like the information in the newsletter.

Pet Stations will be installed on the open space at 106th and Garrison and they will install a trash can at 108th.

Follow up Items: BBQ in the park this weekend. We will be naming the park.

Walnut Grove sign is being torn apart. CMR needs to find out who originally did the sign.

We need to mulch the remaining trees on the last Saturday of the Month.

We need to transfer \$10,000 from Checking to Savings

Adjournment: John motions to adjourn, Bob seconds, all in favor.

Walnut Grove

*Annual Meeting Minutes
December 14, 2004*

Roll Call: Dstry Torrez, Laura and Jack Nichols, Jane Viita, Karyn, John Laurie Quam, Robert Pyle,

Proxy: Matt Studzinski,

Management: Carol Bowers and Brian Sanders

A quorum was present and in proxy so Dstry called the meeting to order at 7:01 p.m.

2005 Annual Meeting Minutes: Lori was not at the meeting and Debbie was there. John motions to approve the minuts with the correction Lori all in favor.

President's Report:

Dstry notes the general expenses primary regular expenses. We had some adjustment in Landscaping. We are keeping our cost low. We have had voleenteer projects. WE clean the gutgter in the retetntion pond and had a lot of people. We still have our committees. In the spring we need toincerese the committee for Landscape design for the summer.

Curb appeal in May picknick in the park in July. Debbie got a pet station installed by garrison. We got our neighborhood watch sechiduel and we did not get it off the gournd. This si something that the board. No soliciting sighg by the 1st of the year.

2500 to plant 6 trees from the city of Westminster. Dstry thanks everony for all of the efforts. Thank you Dstry.

WE can use the grant each year and they may or may not give us the money.

Adopting the trail has not been follow up.

General Discussion:

Trash continue to be an issue with the high winds. We need to push the big trash cans. We need to put it up for bid for trash cans. CMR needs to look into it. Get comptivite bids providing trash cans.

Fencing needs to be re-staing and we should make a push to continue to see if it. Board need to make a rule for staing the fences and the Board would be willing ot look at it as a new fencing.

Johan notes the design review committing needs to follow up accorinding to their plans. John would like it distrubited in the newsletter for the form and the committee.

Committee should shift around the responsibilityies.

Budget:

Carol went over the finaical and the budget. The contract. The major expens this year will be the reserve study.

SB 100 went over the rules and regulations.

Carol needs to look at your statement.

Board Postion that are up:

Dstry, is on the Board

John is on the B oard

/Debbie will be on the Board.

Debbie, Dstry on the Board

John on the Board

The membership will be

Adoument: John makes a motion to adjourn. At 737p.m.

Debb mal
John Treasue
Lora secirety

Maintenane by the 1st of the year.

Carol needs to e-mail phone number and addresses for the Board Memembers to everone.
Dstry president.

Board Meeting
Dstry John, Debbie, Karen

Call the meeting to Order

Montion to adjournJohn Bob seconds, all in favor.

Carol needs to get a reserve study for the associaotn.

Election of Directors: Chris has resigned his position and Jane's term is up. There are currently two positions open on the Board.

Holiday Light Display: 9497 is the winner of the holiday lights display .

Adjournment: John motions to adjourn, Boyd seconds, all in favor. The meeting is adjourned at 8:14 p.m.