Walnut Grove
Board Meeting Minutes
May 4, 2009

Meeting was called to order at 6:33 pm

Roll Call: Debbie, Brenda, Jason, and Mike
Colorado Management: Steve Smalley

Owners: Scott Mann and Todd Squillante

Meeting Minutes: The March 16, 2009 minutes were presented for review and approval. Debbie motions to accept the minutes after corrections, Brenda 2nds, all in favor. Minutes need to be posted on Web

Financials:

Cash-Main Acct.	$ 8676.62
Savings Account Reserve	$ 1,890.80
Certificate of Deposit	$ 12,529.77
Long Term Certificate	$ 10,517.41

The above figures represent the amount as of the close of business May 4, 2009

Collections are doing well with only 1 homeowner in the 60 day late category.

Board would like to discuss the impact of snow removal on the budget at the July Meeting.

Mike never received water consumption information.

Violation Hearings:

Scott Mann appeared to discuss warning on storage unit, Debbie quoted 9.16 that permission must be granted prior to any kind of storage shed, Scott objected saying the structure had been there for many years. After discussion the Board will ask Scott to fence the area so that the structure is not visible from the green belt and plans submitted no later then July 6th 2009.

Todd Squillante appeared to contest that the landscape timbers had been there since he bought the unit and they were there for erosion control. This type of erosion control is being used at several properties. The board has decided to have the DRC committee look at this problem and make recommendations at the July meeting.

Approved W/ changes

Michael Hamilton written appeal was discussed it was decided to give him until June 1, 2009 to complete the work or all fines would be assessed to his property. A letter will be set to inform him.

John Gibbons written appeal was reviewed and it was determined the notice should not have been sent to him. A letter of thank you will be sent to him for his cooperation.

Gary Schnable failed to comply with Board request a fine of $50.00 shall be imposed on his account.

Old Business:

Review of action log items

Bar Association has appointed a mediator in regards to the attorney fee dispute. No other information at this time.

New Business:

Yard contest in June Steve will judge and report winner to Board.
Send letters to remind Nichols and Crisbalhs that they must be in compliance

Committee Reports:
No Reports

Announcements: Next meeting July 6, 2009 and will be hosted at CMR

Adjournment: Brenda motions to adjourn at 8:00pm, Debbie 2nds all in favor.

Approved W/ changes