Walnut Grove
Board Meeting Minutes
March 16, 2009

Meeting was called to order at 6:33 pm

Roll Call: Debbie, Brenda, Jason
Colorado Management: Kathy Andersen & Steve Smalley

Guests: Rick from Accent Landscapes & Glen from Grass Plus

Representative from two landscape companies are here tonight to discuss the issues with the water consumption with the retention pond and offer ideas on how to overcome this issue.

Rick with Accent Landscapes is the present contractor for Walnut Grove and he states that is biggest focus in the past has been to keep the retention pond green to match the rest of the property. Pond was not prepped properly to begin with. Jason asks if City of Westminster has any regulations against xeri-scaping in the retention pond which Rick stated that there isn't anything that he is aware of. Board will look into a grant regarding changing the area and let Rick interjected that he would be glad to present a proposal to make any changes that the board entertained. In the past Rick has worked with Dstry regarding the retention pond plans and most of the ideas that were discussed ended up being very costly changes. Both sides of the trench are where the heavy water areas are and Rick likes the idea of xeri-scape because not only would it help the drainage issue it would also add curb appeal. Jason mentioned that he noticed some damage to the split rail fence, Rick agreed to take care of it asap. Rick stated that is operation is right in the neighborhood and that he has been happy with the relationship he has had with Walnut Grove and would like to continue on and work out any issues that arise on the property.

Glenn - Predicts a broken mainline or sprinkler head is likely the reason for the increase in water consumption. Glen feels like the water consumption should not change. Glen was not aware of retention pond issues so really did not come prepared to offer any solutions. Debbie asks if Glenn is dealing with any other properties that have similar problems and what his suggestions would be. Glen suggested installation of a concrete drain area and actually was not aware that there is already concrete in this area. Debbie requested that Glen provide a proposal to remedy the situation. Glen has owned the company since 1996 part time going full time in 2003. At the present time his company dosen't handle any other HOA's but handles a lot of commercial properties. Brenda asked if the quote would change to the economic environment we are all experiencing and Glen stated that the quote will not change as he felt the bid is generous for the present environment. This is the first year Glenn will have a supervisor which also frees Glenn's time up to oversee Walnut Grove. Scope of work needs to be

Approved

provided. Glenn's company is open to other bids being accepted for construction type of work but would prefer to handle all the needs of the property.

It was determined that due to the time of year it is a decision needed to be made this evening to choose a landscape company therefore a discussion was entered into whether or not Walnut Grove needed to make a change in landscape maintenance providers. Kathy and Steve both stated that although they have no allegiance to Rick that there is a lot to be said for the history and experience Rick has with the property. Steve stated that when Rick took over 5 years ago the property was not looking near as good as it looks today. Kathy also stated that there is a huge learning curve in regard to the sprinkler system when you bring in a new company especially when you don't have a copy of the irrigation plans and the retention pond or turf as a whole could suffer from lack of knowledge. The board was in agreement that the only real issue that has come up with Accent is the water consumption and felt that Rick is willing to work closely with Jason and the board as a whole to work on these issues. Rick is all about water conservation as well as curb appeal. Jason's recommendation is to stay with Rick and adjust the snow removal. Jason motions to stay with Rick at Accent, Brenda 2nds all in favor.

Meeting Minutes: The November 11, 2008 minutes were presented for review and approval. Brenda motion to accept the minutes as presented Jason 2nds, all in favor. The Special Meeting minutes from January 15, 2009 were presented for review and approval. Brenda motions to accept Debbie 2nds.

Financials:

Cash-Main Acct.	$ 4,436.06
Savings Account Reserve	$ 1,242.80
Certificate of Deposit	$ 12,529.77
Long Term Certificate	$ 10,517.41
Total Current Assets	$ 28,726.04

The above figures represent the amount as of the close of business February 2009

Jeff Singleton's payment was found in the open space area.

Steve discusses that we are changing banks and has brought new signature cards. The bank is smaller and Steve feels that this will give better service that we had with Mountain States. Automatic deductions will be available in 30 to 90 days. CD will remain with UMB and Steve hopes to create some friendly competing at renewal time.

Approved

Old Business:

Review of action log items

Colorado Bar association provided background info and request for relief which the board has reviewed and it was agreed to move forward. Debbie and Steve will sign and Debbie will hand deliver then Debbie will provide a copy of the signed document to the board and CMR. We are presently in the cooling off period and the next step is agreement to arbitrate by 3/17/09 committee with appoint officer which takes 7 to 10 days. Then a hearing will be held and the Hearing officer has 90 days to research and provide a decision. Debbie to send procedures to everyone.

New Business:

Needs fresh info for the web site. Split some of the rules & regulations and DRC. Steve needs to update website with current information.

Design requirements for dention pond. Grant info.

Committee Reports:
Rules and Regulations Committee:
Brenda hosted a meeting last evening, Brenda provided an agenda and the committee would like to recommend that a statement that Walnut grove will comply with the city of Westminister codes as well as the State laws and regulations and Brenda will provide a draft for review and approval. Temporary storage units are not presently included in detail. Could not find anything regarding staining of mail box posts. Window fans, split decision again in regard to the use of fans. There seems to be a need for a definition of cooling apparatus. Look for Debbie's rule for staining mail box fence posts. Debbie motion that no cooling apparatus can be located in a window, all cooling devices need to be concealing and not visable from public view, Jason 2nds. Brenda will provide a final draft based on 3/15/09 meeting.

Announcements: Next meeting May 4, 2009 and will be hosted Brenda Axe

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

Approved