

Walnut Valley Homeowners Assoc
Annual Meeting
08/07/07 Tues
(55 mins)

- **Introduction (5 minutes)**
 - Anthony
 - April Carroll –TMG Managing Agent
 - City of Washougal Feedback, Brochure on downtown Washougal
 - ARC requests available online
- **New Board Member –Applications to Volunteer for Board. Any additional Volunteers? (10 mins)**
 - Proxies/Attendance - Can we establish “quorum”
 - Vote for new Board members if Quorum reached.
- **Walnut Valley Achievements 2006-2007 (5 mins)**
 - Successful creation of ARC committee committed to 7-10 day turnaround on all Architectural Requests.
 - www.walnutvalley.org- Past newsletters, ARC form, city and community info, references. Posting of meetings. Fees are only webhosting fees. Matt Peterson-volunteer. Saving homeowners \$\$ from utilizing outside source.
 - Common space area completion-Project completed with no fees utilized from HOA. **Irrigated.** Landscape designer on Camas Board of Parks and recreation. Parade of Homes Winner. Designed for goals of HOA-Low maintenance, anti vandal.
 - Balanced 2006 budget and on track for 2007 balanced budget. Current YTD Revenues exceed YTD Expenses as of July.
 - Landscape maintenance YTD still exist credit of \$641 as a result of negotiations with NTH on phase II and land developer for common space areas. 4 bids taken for maintenance. Current vendor is ½ cost of average bid.
- **Opportunities-** More involvement from community. More volunteers. Projects for further improvement.(5 mins)
- **Walnut Valley Finances in a Nutshell (10 minutes).** (See attachment)
- **Landscape maintenance areas avail to view on www.walnutvalley.org. New Map of community. (1 minutes)**
- **Volunteer Opportunities.**(5 minutes)Review list printed from website.
- **Homeowner questions/Input (15 minutes)**
- **Meeting Adjourn**
Next meeting date_____