

Walnut Valley Homeowners Assoc

Meeting Minutes for Tuesday March 11th, 2008

Board Members Present:

- Anthony Allen, President
- Ken Rosengren, Treasurer, ARC Committee Chair
- Nathan Loren, Secretary
- Call to Order-Anthony called the meeting to order at 6:30pm
- Review 11/14/07 last meeting agenda. Anthony reviewed the topics covered in the last meeting.
- Financial report-The Board collectively reviewed the YTD financials from January MTD 2008 financials. Copies of the financials were distributed to the attendees. Total Revenues \$1463 vs \$914.23 in expenses. Reserve account @ \$1770.24
- Homeowner Input-There was no homeowner input at this meeting.
- **Management Report**
 - **Nathan Loren assumed his new responsibility as Board Secretary for the HOA.**
 - **The Board reviewed and approved a new contract from the Management group. All Board members approved of the new contract which lowers the monthly management fee by \$312.50 to a set amount of \$475 month. The new contract will have a lower monthly fee but include fewer services. Additional services outside the contract could be paid for "a la carte." The previous contract had items included that were not being fully utilized by the HOA.**
- Action
 - Ken and Nathan expressed interest in planning an annual or biannual block party, grill-out. It was agreed that a budget of \$150 dollars could be set aside for a social event for neighbors to meet.
 - The board discussed the need to set up an annual or biannual garage sale. The HOA could purchase some signing and place ads in local papers for the event.
- **Old Business**
 - The Board reviewed the previous Board letter addressing concerns of Mr. Exxxx at xxxx # Street.* This letter dated January 16, 2006 was reviewed by all Board members. This letter discussed specific exemptions from the CC&R's. The board noted that the letter stated that the specific exemptions "does not apply to future renovation, expansion, or landscaping for lot xx*otherwise subject to the CC&R's . " The board agreed to meet the homeowner for a "Board Hearing" of his concerns on March 18th at 6:30pm.

(*lot number, homeowner name and address on file with official meeting minutes.
Excluded info to protect privacy of homeowner)

- **Adjournment-There being no further business before the board, the meeting was adjourned at 7:15pm.**