

**Walnut Valley Homeowner Association
Tuesday, November 10th, 2009 6:30PM
2010 Budget Ratification Meeting Minutes**

Board Members Present:

- Anthony Allen, President
 - Nathan Loren, Secretary
 - **Brandon Roberts, Treasurer (absent-however reviewed and ratified 2010 budget on November 16th, 2009)**
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- Call to Order-Anthony Called the Meeting to Order at 6:30 pm.
 - Review of Tuesday Aug 25th, 2009's last meeting agenda. Anthony reviewed the topics covered in the last meeting.
 - The Board collectively reviewed the latest YTD financials ending 09/30/09 Total Revenues/Expenses as the end of September 09 are \$17,067.41 in Revenue vs. \$14,968.37 in Total Expenses YTD. Reserve Account Balance as of 09/30/09 currently at \$3,106.77. YTD as 09/30/09 a total of \$600.03 has been transferred to the Reserve Account (Replacement Fund).
 - The Board reviewed and ratified the 2010 budget as proposed. Annual dues are set to increase from \$173 to \$175.50. Bi Annual Dues therefore will be \$87.75 for 2010. The increase in dues represents a rounded off approximate 1.45% increase from 2009. Board member Brandon Roberts was unable to attend but reviewed and approved the 2010 budget separately.
 - There were no homeowner or Board member objections to the proposed 2010 budget.
 - Homeowner Input- One homeowner expressed concern about compliance issues in the neighborhood being enforced, especially along homes in the community along P Street.
 - The Board suggested sending out an annual or bi annual notice that the CC&R's are available for review at the association's website (www.walnutvalley.org). An idea was suggested along with this annual or bi annual notice a listing could be included of the most common CC&R violations.
 - **Adjournment**
There being no further business before the Board, the meeting was adjourned at 7:10 pm

Respectfully submitted:

Nathan Loren, Board Secretary