

Walnut Valley Homeowners Assoc Meeting Minutes for Tuesday April 28th , 2009

Board Members Present:

- Anthony Allen, President
 - Brandon Roberts, Treasurer
 - Nathan Loren, Secretary
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- Call to Order-Anthony Called the Meeting to Order at 6:05 pm.
 - Review of Oct 23rd, 2008 last meeting agenda. Anthony reviewed the topics covered in the last meeting.
 - The Board appointed Brandon Roberts to the board position as Treasurer. Brandon volunteered for the Board at the 10/23/08 but a quorum was not met. Due to lack of proxies received and the quorum not being met the existing Board members approved Brandon to become the new Treasurer and Board member.
 - The Board Reviewed the 4/22/09 Delinquent Resident Report.
 - Financial report-The Board collectively reviewed the latest YTD financials ending 3/31/09. Copies of the financials were distributed to the attendees. Total Revenues/Expenses as of Mar 09 are \$6,625.94 revenue vs. \$2943.99, in expenses. Reserve account End of Month March 09 balance currently at \$2705.36.
 - The Board Reviewed current invoices received for landscaping , lien filings, and TMG management services.
 - Brandon presented landscaping improvement estimate for common area along K and 49th area. We will proceed with 2 more estimates before making a decision. A timeline of 1 month was established to complete project. Project will include re-barking area, removing dead plants & weeds, pruning shrubs and trees, and adding some new plantings.
 - Homeowner Input- There was no Homeowner questions or concerns.
 - **Adjournment** **There being no further business before the Board, the meeting was adjourned at 6:50 pm**

Respectfully submitted:

Nathan Loren, Board Secretary