

WALNUT GROVE LAKE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

November 2, 2020

BOARD MEMBERS: Victor Charles, Jim Walsmith, Romy Schaaf, Dave Fearn & Clif Cunningham

CALL TO ORDER: At 5:03 Board Chair Victor Charles called the meeting to order via Zoom with Jim Walsmith, Romy Schaaf, Clif Cunningham and Dave Fearn in attendance. Mr. Charles asked if all in attendance had the opportunity to review the minutes from the last meeting in July. All members responded to the affirmative. Mr. Charles called for an approval of the last minutes and the motion carried.

Two recent items had been reported to Mr. Charles within the past hour before the Board meeting was set to begin.

1. The tenant at 166 Leif Rd has been reported to the city for trailers and excessive garbage. Mr. Charles received a phone call from Ms. Connie Woods on behalf of her mother who owns the property at 166 Leif Rd. The tenant has been given notice and they must vacate the property by November 15, 2020. Once the tenant is gone, the house will be put up for sale.
2. The Autumn 2020 Newsletter put out a call for anyone interested in serving on the Board. We welcome new leadership and HOA member involvement. Ms. Adrian Roth has indicated that she would like to be considered during the election at the Annual HOA meeting in March 2021. Ms. Roth's name will be submitted for consideration at the Annual meeting. At the Annual meetings of the members, twenty-five percent (25%) of the total votes eligible to be cast shall constitute a quorum. Proxies may be sent in for voting purposes to meet the twenty-five percent (25%) needed to vote. Without a quorum present or by proxy, the vote for Board members cannot take place. It is important that all Homeowners attend or submit their proxy at the Annual meeting.

NEW BUSINESS:

Mr. Josh Burnwatt has expressed an interest in working for the HOA as an Events Coordinator. Throughout the year we have annual events that include Easter Egg hunt, 4th of July activities, Dam Party, etc. In this role, he would coordinate with each of the event chairs to make certain that information is communicated to the HOA as well as making sure we have people to organize and run the events. The Board welcomes Mr. Burnwatt and are happy to have him serve the HOA as Events Coordinator.

The Winter newsletter should come out in early December 2020. This newsletter should include information about the upcoming Holiday contests for lights and decorating. It will include the judging dates and any themes.

One the west side of the lake, there have been issues of dogs barking that has been brought to the attention of the Board. An anonymous individual reported dogs barking excessively. The dog owner received threatening letters regarding the barking. Mr. Charles met with 3 homeowners in the vicinity including the dog owner. Upon the advice of our HOA counsel, it has been determined that this is a police matter because of the threatening letters and the Board should not take action.

Mr. Charles then asked the other Board members what items they felt should take priority for the Winter months. Mr. Cunningham felt the dredge was a high priority so we could get the project started on time in early 2021.

Mr. Walsmith felt information regarding the holiday contests need to be disseminated. Ms. Suzy Ward will be continue in her role as Holiday Lights events coordinator and judge. Dates will be announced for the judging street side and lake side soon.

Ms. Schaaf mentioned the project of leaf removal for the neighborhood to prevent further contaminants getting into the lake prior to the dredge. Mr. Fearn has been receiving bids and has narrowed this down to 3 contractors. We will put a reminder in the Winter newsletter about keeping yards and curbsides clean during the time the leaves are coming down. Further we want to remind HOA members that they should not blow their leaves and debris into the street. They should also let their lawn and leaf companies they hire know that this is an unacceptable practice. We have over 90 storm drains that empty into the lake. Many of the decals that were on the drains are missing. Ms. Schaaf will get with Ms. McMillan (past president) to see if we have a supply or where they were purchased in the past. We will need to purchase another full set and get these added to the drains.

Mr. Cunningham mentioned a drainage ditch in his yard that erodes. He has been in contact with the city. It is the homeowners responsibility to maintain any drainage issues. However, the city has rip rap available free of charge and this can help with getting these issues addressed. We will publish this information in the Winter 2020 newsletter.

Survey Monkey items have been identified and we are ready to proceed with the survey. Mr. Fearn will let Ms. Jane Raymond know we are ready to proceed and get the survey out to the HOA members.

Mr. Walsmith will need all information for the Winter 2020 newsletter by late November or early December at the latest. These items will include the holiday contest dates, information on becoming a board candidate, leaf removal and keeping gutters clean, lake report update, welcome to Mr. Burnwatt as Events Coordinator and letter from Mr. Charles about respecting our neighbors and neighborhood.

Ms. Schaaf mentioned recent break-ins reported on Bergen Drive and just outside our HOA area along Mysen. We should tell HOA members to be vigilant in securing their vehicles that are parked in their driveways and along the street. Mr. Charles will notify our Courtesy Patrol company. HOA members should report any issues to the Appling Farms precinct that covers Walnut Grove Lake area. In the past, separate of the Board, we had Block Captains who handled Neighborhood Watch in coordination with the police department. Ms. Schaaf will see if there is a list of past Block Captains and this will be passed along to Mr. Burnwatt to gage interests in renewing.

Mr. Charles asked the Board if there were any changes they felt needed to be made regarding our current vendors. None were brought up at this time. Mr. Fearn, however, did request we see if Keith Collins Management has a list of contractors they recommend for doing work for the HOA and its members. These would include a list of companies who can do fence work, carpentry, seawall repairs etc. This list would then be made available to the HOA members for projects as well as for the Board for projects for the common areas.

Mr. Fearn provided a report on the dredge situation. Ms. Roth has been helpful in assimilating information for hydro-raking and dredging. The dredge will be conducted in 2021 as planned. Aquatic Controls has provided a storm water drain survey that is being used for getting the best possible bids and recommendations. The survey identified the drains, the need for street sweeping and leaf removal. We should have bid information by the end of the month. The HOA may need to rent a street sweeper instead of relying on the city.

The aeration project is in play and we currently have bids from 3 vendors. We are waiting on a fourth vendor that is customizing a program specifically for our lake. We are currently identifying where we need

power for the lake. The cost of having a centralized power location as opposed to 3 or 4 locations along the lake is considerable. If we go centralized at the dam where we already have power we are looking at double the cost of installing 3-4 locations. Aeration will be done during the months of Mar – Oct each year. The committee is also looking at the possibility of wind or solar powered energy to provide the aeration.

Having no other items on the agenda and no other new business, the meeting was adjourned at 6:07pm.