

Walnut Creek HOA Meeting

11/23/2024

Introduction

Bill gave a quick history on the founding of the HOA, becoming a board member and serving the President role, as well as the hiring of a third party to serve as the Treasurer

Introductions all around – approximately 19-21 households represented

Financials

Bill gave a quick overview of 2024 financials

The neighborhood holds a ~\$46k balance

Typical annual expenses are around \$10k

Issues & Topics

Primary concerns are our roads: need to decide whether we continue patching them or lay down new blacktop (~\$80k) or asphalt

Discussed other neighborhood from same developer that took the developer to court and received a settlement allowing them to re-pave all roads

Ran through various other issues at high-level: entrance gate issues/concerns/desires and the potentially still-problematic half-fixed bridge into phase two

Discussed how people can all be plugged in and get information when needed since not everyone uses Facebook – GroupMe? Google? Etc.

Decided we should vote on new by-laws in January and discussed how voting should happen: majority of attendees, low quorum, proxy votes, virtual meetings, etc

Decided we need to get one collective list of gate codes and fobs for PSI to conserve funds, as it costs per request

#1911 is the emergency code given to emergency responders to enter all neighborhoods, and to our knowledge this works on our gate

#5432 needs to be removed

1022 is the combination for the lock on the fire box to open the gate for parties, etc. when you need easy, unrestricted access for groups

Next Steps

Proposed next meeting date: January 11, 2024 at 10am

Need to send out Bill's draft of the by-laws for review and constructive feedback from any/all that would like to offer it

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