

# Walnut Creek Meeting

January 11, 2025 – 13 homes represented

---

## Introduction

The current board's POV on its purpose was clearly stated by Bill, and should be well received by all:  
The purpose of our board is **not to police**, but **to prevent...** and help solve problems for residents.

## GroundWorks

Not an immediate need, but there are probably pockets that'll cause problems in the future. The proposal is to pump foam/gel into pockets to stabilize it. Discussed options and the potential of getting other bids.

Do we need engineering company to inspect?

Should we talk to Menders (developer) to see what he'll offer to do?

phase 2 concrete work was put in late 2020.

Duell to lead a road/bridge maintenance committee and Mark opted to be in on that.

## Bylaws

Bill discussed changing the \$10k threshold to \$5k based on feedback from a few residents, but noted wanting a clause to allow more when emergency (should that be time-bound?).

Do we add in a 2-signature rule for expenses over \$2k or \$3k?

Do we have by-laws working committee?

Goal for by-laws to be approved by April 15.

Getting by-laws in place will allow us to charge dues to builders with undeveloped lots.

Also need to put in place a CCR»By-Laws change.

Do we grandfather in current/existing infractions? - Menders constandly changed CCRs to his liking.

Need to help the Sheets with their empty lot drainage issues - Mark Cheney

Should have an attorney review everything before final vote to approve.

## Committees

We need to stand up committees to get action.

Need to stuff mailboxes with the opportunity to contribute as well as communicate board member elections.

Suggested Committees: bylaws (temporary), gate/entrance, and bridge/maintenance

**Committees:** 4-5 people max?

Bylaws - Joe, Jamie, Tyler, Bill

Gate - Kris, Sean, Les, (Jamie and Tyler, if needed)

Bridge - Mark, Duell

Social/Community Engagement - ?

Maintenance/Beautification - John, Jamie

Tentatively scheduled Saturday, April 5 for members meeting

Goals: approve by-laws, report on bridge and gate

Gate committee issue: requesting gate passcodes - PSI charges \$35 per change