

**Walden Ridge Owners Association
Board of Director's Meeting
April 26, 2011**

- I. The meeting was called to order by Butch Smith at 4:00 PM at St. Louis County Library, Tesson Ferry Branch.
 - a. Present
 - b. Butch Smith, Don Link, John Lang, fifteen Walden Ridge residents, and Jan Boskowics (Smith Management).
 - c. Butch Smith led the assembly with the Pledge of Allegiance.
- II. Meeting Minutes
 - a. Butch Smith motioned and John Lang seconded to approve the minutes from the March 24, 2011 Board of Directors meeting. Vote 3-0.
- III. Financial Report
 - a. John Lang gave the financial report.
 1. Unspecified checking account funds - \$18,312.91.
 2. Operating reserve - \$37,250.79.
 3. Roof reserve - \$142,341.37.
 - b. Don Link motioned and Butch Smith seconded to approve the financial report. Vote 3-0.
- IV. Old Business
 - a. Pond Issue
 1. Don Link motioned and Butch Smith seconded to approve the expense of \$300.00 to hire an engineer to evaluate the water problem behind the church pond. Vote 3-0.
 - b. Power Washing - Snow Removal Contract
 1. Don Link motioned and Butch Smith seconded to award the power washing and snow removal contracts to Smith Management. Vote 3-0.
 2. The power washing will begin on units with mold visible on siding then continue with remaining units. There will be a 3 year cycle to complete all units. The unit bid was lower than the previous contract.
 3. Smith Management snow removal bid was lower than the previous contractor bid.
 4. The Walden Ridge Association will be billed for the snow removal of units that are only in need of snow removal. In the past the Association was charged for 129 units even if the resident removed the snow themselves. The Smith Management snow removal contract will not charge for services not rendered.
 5. The Board will check with residents that are out of town for the winter to see if they want snow removed from their units. This could be a savings to the Association.

V. New Business

a. Declaration

1. John Lang reported that the Committee has prepared summary form of the Declaration that will be distributed to residents. It highlights the original Declaration in an easy to read form.

b. Grounds

1. Don Link reported that Brickman Landscape will use 48" mulch mowers in front yards instead of the 60" mowers that were previously used. This will help prevent the grass clippings from going into the mulch areas.
2. Brickman recommended that they will seed the yards in the fall since the treatment they have placed on the yards would kill new seed.
3. Brickman will review landscape improvement/alteration forms and advise Board for approval.
4. Don Link reported that deck inspections have been completed and letters will be sent to residents that need to attend to their deck.

c. Building

1. Residents were reminded that the Architectural Committee headed by John Kiser will review all architectural improvements and alterations. The recommendations will be reviewed by the Board for approval.

d. Insurance

1. Butch Smith will chair the new Insurance Committee. Anyone interested in joining this Committee should call Butch Smith. He would appreciate your input.

e. Approved Work Orders

1. 5404 Heatherbluff – Virus
2. 5554 Heatherbluff – Powell
3. 5701 Hillcamp – Houston

f. Website

1. Jan Boskowics reported that Smith Management is setting up a web site for Walden Ridge residents. The web page will include landscaping and alteration forms for easier and quicker processing of work orders.

VI. Association Meeting

- a. The next Walden Ridge Association meeting will be held at the St. Louis County Library, Tesson Ferry Branch, on Thursday, May 19th at 4:00 PM.

VII. Adjourn

- a. A motion was made to adjourn by John Lang and seconded by Butch Smith to adjourn. Vote 3-0. The meeting adjourned at 5:00 PM.

Respectfully Submitted,
Don Link
Secretary

