

**Walden Ridge Owners Association  
Board of Director's Meeting  
May 19, 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, twelve Walden Ridge residents, and Jan Bocskowics (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 April 26, 2011 Board of Directors meeting. Vote 3-0.
- III. Financial Report
  - a. John Lang gave the financial report.
    - 1. Earned \$0.58 on operating reserve M/M
    - 2. Earned \$0.55 on roof reserve M/M
    - 3. April's expenses exceeded income by \$2,041.91.
    - 4. However, YTD income exceeds expenses by \$13,370.31
    - 5. Roof reserve balance is \$145,208.41
  - b. Butch Smith motioned and Don Link seconded to approve the financial report. Vote 3-0.
- IV. Old Business
  - a. Pond Issue
    - 1. The Board has retained an engineer to evaluate the water problem behind units that back to the pond. The engineer stated that one week of dry weather is necessary before he can make an evaluation. Butch Smith spoke to Larry Harter from the Concord Church about the concerns.
  - b. Solar Shingles
    - 1. Butch Smith reported that it would take a lifetime to offset extra expense to install solar shingles. Metal shingles are used on east coast but have problems with leaks.
  - c. Pictorial Directory
    - 1. Dave Knight reported that he is working on an updated Pictorial Directory for Walden Ridge.

d. Websites

1. John Lang set up a Walden Ridge website. The site provides meeting minutes, financial information, requests forms for architectural and landscaping improvements and alterations. The Board thanked John for his work.
  - a. <http://www.neighborhoodlink.com/WROA>
2. Jan Bocskowics reported that Smith Management has a new website for Walden Ridge. To access the website, follow the instructions below.
  - a. First time access to the website:
    - i. Utilizing a computer's Internet browser, go to <http://www.SmithMgmt.com> and select "sign in" in the upper right hand corner. Select "New User? Sign Up Today..." on the right hand side of the screen. Filling in the required (red\*) fields will verify you in our database and will automatically direct you to your community website. During this process you will be directed to establish a "Sign In Name" and "Password". It is recommended that you use your email address as you "Sign In Name" to ensure that it is unique within the website providers system. Once you have logged into the website, you will have the ability to review/update personal information, be able to elect to have your phone number and/or email address revealed to other community owners (creating an electronic directory), access to view/print the Governing Documents, meeting minutes, forms, etc. Before ending, select the "My Association's Web Site" or "Sign In" page and mark it as a favorite within your Internet browser.
  - b. First time access to account information or you want to pay online:
    - i. To access these functions select "Resident Services" from the main header and then click on "Check Your Account". On your initial visit, you will be prompted to request your Secure ID. Follow the prompts and as an added security measure, Smith Management Group will send you your Secure ID via U.S. Mail. With the use of your ID, you will be able to securely access your Personal Account Information. Once the Secure ID is entered, you will continue to have access to this area on future visits without the need to enter the Secure ID. The "resident services/check your account" option lets you see real time updates of all payments and charges. Please select the "pay on-line" button on the top right of the account page to set up the checking account information, check the I have read and agree to the ACH Terms of Use box and press the submit button. You will then be able to send your fees directly to the Association's bank without waiting for the US Postal Service.
  - c. Future visits to the website:
    - i. Enter the Community Website address <http://www.SmithMgmt.com> into the address line of your Internet browser. From this page you will enter the "Sign In Name" and Password that you submitted on your initial login. To ease the sign-in process you may place a check mark in the box under the Sign In Box so that your computer will remember your "Sign In Name" and "Password" on future visits.
3. The Board thanked Jan for her work. The two websites may be combined in the future. The Smith Management Group website can be accessed from the Walden Ridge website – click Smith Management Group link on the Walden Ridge website and then follow the instructions above.

e. Declaration

1. John Lang reported the Committee is working on two new regulations.

a. Trees and shrubs

b. Trash containers

V. Approved Work Orders

a. 5557 Heatherbluff – tree - approved

b. 5751 Hillcamp – replace shrub with rose bush - approved

c. 5531 Hillcamp – Hold

d. 5723 Hillcamp – owner request – approved

e. 5740 Hillcamp – remove tree – completed

f. 5417/5421 Heatherbluff – remove shrub – approved

g. 5601 Hillcamp – replacement – approved

h. 5524 Heatherbluff – plant shrub/install awning – approves

i. 5568 Heatherbluff – owner request – approved

j. 5532 Heatherbluff – deck bracing – approved

k. 5721 Hillcamp – shrubs – approved

l. 5715 Hillcamp – roses – approved

m. 5723 Hillcamp – remove tree – approved

n. 5641 Hillcamp – edging – approved

V. Association Meeting

a. The next Walden Ridge Association meeting will be held at the St. Louis County Library, Tesson Ferry Branch, on Thursday, June 16<sup>th</sup> at 5:00 PM. There will be no meeting in July.

b. Meeting Dates

1. August 18	Library	4:00 – 6:00 P.M.
2. September 6	Library	4:00 – 6:00 P.M.
3. October 6	Library	4:00 – 6:00 P.M.
4. November (TBA)	Concord Church	7:00 – 8:30 P.M.
5. December 1	Library	4:00 – 6:00 P.M.

VI. Adjourn

a. A motion was made to adjourn by John Lang and seconded by Don Link to adjourn.  
Vote 3-0. The meeting adjourned at 5:06 PM.

Respectfully Submitted,  
Don Link  
Secretary