Warner Creek Board Meeting

Oct 4,, 2023

AGENDA

**Call to order**

Attendance: Bob, Chris, John, Colleen, Anh, Stacey S. (Megan late)

1. **Approval of previous meeting minutes** - Prior meeting minutes (written by Stacey) approved. Secretary was absent for the September meeting.

Reports:

1. **President’s report** - No updates.
2. **Treasurer’s report** - Review of expenditures. Largest expenditure this year was the park maintenance we had to do this year. $14,000 was the budget; went under budget, so extra operating funds will be moved to a reserve account. Legal fees incurred from collection efforts.

 Bob motions to approve financials report; John seconds. Approved.

1. **ABR report** - Two applications for whole home generators have been approved, with more submitted.

Egress windows - Mixed feelings on if we are requiring approval.

1. **Welcome & Activities report** - Welcome committee is business as usual. Activities committee - fall festival, final food truck of the year, event in December.
2. **Parks report** - Removal of buckthorn Platt road entrance

New business:

1. Whole home generators - Can be an item of contention between neighbors. The board discusses whether we are going to require whole home generators to be approved by the ABR, and any subsequent communications to go out to the neighborhood.

Consensus - Board will ask neighbors to submit a whole home generator application with a communication after the neighborhood.

Vote on asking Egress Windows to go through ABR:

Bob - Motion to require Egress Windows to go through ABR. John seconds.

Discussion - Anh shows pictures of egress windows that are undesirable. Colleen says that we need written guidelines.

Motion is tabled for now as we don’t have formal guidelines in place. Whole home generator comm will be delayed for now as well.

1. Trailer in driveway - ongoing issue discussion (redacting to keep resident privacy). Residents want to keep the trailer until 12/15/2023.

Bob - motion to fine residents, John seconds. Discussion - policy must be followed. Unanimously approved. Resident will be asked to move trailer within one week (moved up from 72 hours).

1. Fence policy moved to the next meeting.
2. Chris - Update website to remove old links.

Meeting adjourned.

**Fence policy #3** – Where should we allow the boundary of new fences?

***3. Only backyard fences that do not exceed the frontal width of a home will be approved. Fences in front yards along driveways or between the sides of homes will not be approved. Lot line fences will not be approved.***

—-------------------Sept. meeting minutes—----------------------