
Minutes

Board Meeting: Walnut Hill Homeowners Association

DATE

May 16, 2023

TIME

4:00 PM

MEETING CALLED TO ORDER BY

Gary Boggs

In Attendance

Gary and Tracy Boggs, Peter and Heather Bozzo, Theresa Gomez, Billy and Amanda Plunkett, Daniel Tweedy, Jane Iles, residents of Walnut Hill

1. Approval of New Board Members

All current board members have been approved to stay on the board. Adam and Melissa Meek have requested to join the board as a general member and have been approved. Anyone can join the board at any times, and we are always looking for volunteers.

2. Communication from the HOA Board

1. Community Signs
2. Newsletters
3. www.walnuthillhoa.com website
4. Facebook

3. Walnut Hill History Facts

1. Walnut Hill HOA started in 1977 and we have only had a couple of increases in our history.
2. The last change we made to our covenant and bylaws was 2017.
3. The only other subdivision in Plainfield with a community pool is Sugar Grove and they pay \$1200.00 a year for their HOA fees.

4. Pool Facility Needs

1. The pump is old and needs replaced
2. We aren't ADA compliant and wheelchairs cannot access our facilities.
3. The pool is grandfathered in and every year we get a pass but at any point we can be shut down because it doesn't pass standards. As the pool deteriorates we are putting our HOA in a serious liability.

5. Solution

1. The HOA board met on 5/16/2023 and have approved contracting a new pool company that will get us to the standards that we need.
2. The pool will remain the same but everything will be removed and new materials will be brought in.
3. The changing of the shape is not an option due to cost and we would need to relocate the pool.
4. At the end of the 2023 pool season, the demo will begin and all concrete and

plumbing will be removed and new materials will be installed.

5. Construction should be completed before the 2024 pool season and our pool should last another 50 years.
6. The bathrooms will need to be changed to family style bathrooms that are ADA compliant.
7. Contracts will be signed off in June and copies will be available for viewing
8. One-time assessment for all homeowners (including grandfathered homeowners) of \$1,000.00 to pay for pool renovations. The first \$500.00 is due September 30, 2023, and the second \$500.00 due May 1, 2024. The pool renovation quote from 9/13/2022 was \$263,145.00 with a 15% deposit, 35% due before work begins, 40% after demolition is complete and 10% due at completion. The amount for the renovation may increase due to material and labor changes and unforeseen issues.
9. We will have to enforce liens and collections when assessments are due in order to finance this project.
10. We are committed to total transparency throughout this renovation. All homeowners will have access to all contracts and project details.
11. Unforeseen construction or renovations are a possibility and or risk with this project.
12. Starting in 2024, annual dues will be increased to \$350.00 per year.

6. Additional Information

1. We are looking into fundraising options to help offset costs if all homeowners are interested in participating.
2. We are changing the locks to our pools and we have issued key fobs for all families for pool access.