

MINUTES

**Unofficial Wicklund Homeowner's Meeting
Tuesday, September 21, 2004
Wicklund Information Center
Start time: 7:12pm**

ATTENDANCE

Present: Sixteen homeowners residing in Wicklund Village, Mountain House, CA.

PREVIOUS MINUTES

No previous minutes available.

WELCOME AND INTRODUCTION

- a. Jeff Lamb, homeowner/webmaster**
Tonight's agenda items reviewed.

NEW BUSINESS

- a. No New Business**

OLD BUSINESS

- a. Signed Petition Update**
Shane Nielson, homeowner/webupdates - No update available. Shane will attend The next CSD meeting in Stockton on Tuesday, September 28th at 9am and request that the governing board create an action item on the petition. Shane requested that all present send e-mails to the CSD regarding creating an action item on the CSD's agenda in regards to the petition. A related topic was discussed about the new neighborhood administrator position and when that person was to take office. No information on that topic available. It was also discussed the known number of registered voters in Mountain House so far. No exact number was known.
- b. Volunteers to Attend County Meetings**
Jeff Lamb and Shane Nielson discussed possible volunteers to attend the aforementioned county meeting. No one in attendance could volunteer. E-mail contact of the CSD was suggested.
- c. Questions for MHCSD (Mountain House Community Services District), Tri-Mark and the SJCBS (San Joaquin Board of Supervisors)**
It was discussed by the group that an action item list of questions be developed for the various entities to ensure follow up. Report on list will be given at future meeting by Jeff Lamb or Shane Nielson.

Action item list generated by discussion of group:

1. Find out when Neighborhood Administrator will start.

2. Request governing board to create action item on next agenda concerning petition signed and submitted by Mountain House residents (as listed on website www.wicklundvillage.com)
3. What was budgeted for the Bookmobile and can those funds be reallocated to the school library?
4. Security risk of having CSD offices on school grounds (i.e., anyone that claims to have business with the CSD being allowed access onto campus).
5. Request for future CSD information meetings to have sign-in time one half hour prior to starting time or elimination of sign-in altogether, to reduce delay in start of said meetings.
6. Explanation for special tax calculations (i.e., higher rate for lots with less than 6000 square feet).
7. Request for locked sewer grates at Public Park in center of Wicklund Village, after concerns raised by parents that observed children moving grates and crawling into the sewer drains.
Jeff Lamb volunteered to send questions out to the appropriate people on October 1st, including the list above and any e-mailed questions.

d. Comments about faulty construction/stucco in Liberty

Cracks noticed on stucco of some houses. 1 coat system may have been used; possibly during heat of day and on windy days. Industry standard may not have been followed. Homeowners concerns discussed. Some homeowners are bringing in private inspectors to assess stucco problems.

e. Lot Drainage Problems

Possible CC&R violation in regards to some landscaped lots draining into other lots and starting to undermine required landscaping grades. Discussed design of street gutters in Wicklund Village, and drainage of lots to front yard corner, instead of out to street gutter. Different type of drain and slope of sidewalks causing pooling of sprinkler and rain water near front edge of lots and on sidewalks, instead of water draining on out to street gutters. One homeowner suggested that if the problem is noticed near the edge of the sidewalk, it is to be brought to the attention of the CSD; if it is in the driveway, it is to be brought to the attention of the builder. A related topic was discussed with regards to workmanship; whereas, sidewalks have been torn up on Fridays and left open all weekend blocking ingress and egress of homeowners' cars, and sidewalks taking 5 days to complete when homeowner was guaranteed it would take only 2-3 days.

f. Lennar TLC Appointment Concerns

It was discussed that appointments with regards to customer service have been a problem in the Colebrook and Heatherglenn communities. A homeowner mentioned that no concerns have been raised with regards to Pulte keeping customer service appointments.

g. Weekly Community Volleyball Game

The possibility of a weekly community volleyball game was discussed. Jeff Lamb to follow up with Mr. Lebo about insurance questions for the indoor use of the school gym. Cost and type of insurance will be reported on at a future meeting. The possibility of a soccer league for kids was discussed. Community events in the future were discussed; Harvest Festival, Oct. 30th at Lammersville Elementary School needs parent volunteers to staff booths and create baskets for the auction. Plans for Halloween within the neighborhood were discussed; parade, kids at park, etc.

h. Regular Community Events and Clubs

It was reported that Women's Bunco night is set for Oct. 6th, Men's Night Out is set for Oct. 8th, the Mom's group meetings are listed on the website, and the Babysitting Co-op will not dissolve but currently only has 3 families participating. End of summer BBQ/Pot-Luck will be held at the park - date agreed upon was Oct. 2nd at 3pm near the kids' play equipment in Wicklund Central Park.

NOT ON AGENDA

a. Open Discussion

It was suggested to Jeff Lamb, the webmaster, that an area on the wicklundvillage website include a "kid's corner" for the children in the community to discuss neighborhood issues. The next meeting time was discussed; Oct. 19th at 7pm. It was reported that a school safety plan is being developed. Parents were reminded to tell their children about the dangerous construction zones in the neighborhood. The possibility of a CHP assembly at the school for safety was discussed. Concerns about "pocket bikes" and scooters being driven on public roads were brought up. Homeowners were encouraged to contact the county sheriff about the "pocket bikes" and scooters. The possibility of a neighborhood watch program will be reported on at a future meeting by Lynnette Lamb.

Meeting adjourned at 8:25pm.
Next Meeting Oct. 19, 2004