

Walnut Creek Homeowners Association  
Board of Directors Meeting  
February 10, 2025  
VIA Zoom  
Minutes

The meeting was convened at 7:06 PM.

Gordon Umbarger, Dave Nocket, and Clyde Lutter members of the Board; Mike Coburn, Community Manager were present.

Minutes from the January 13, 2025 were approved.

Mike Coburn reported the assets of the Association as of 1/31/25 were \$601,700.81 and that the Association was operating within budget. He reported that the Association ended the year with a budget surplus of \$10,644.05.

Mike Coburn reported that collection attorneys have been informed that the requests of delinquent homeowners to waive legal and associated fees be waived were denied.

Snow removal costs to date were \$4,410.00 against a budget of \$5,000 and would likely exceed the budget for 2025. It was suggested that the Board consider an increased budget for snow removal in the 2026 budget.

The Walnut Creek HOA Annual Meeting is scheduled for March 10<sup>th</sup> and notices have been mailed.

Clyde discussed with the Board a desire to publish a Newsletter for the community. The Board agreed that the Newsletter include a copy of the revised Architectural Guidelines in both English and Spanish; dates of spring clean-up; bulk trash limitations. The newsletter is to be sent via mail and hand delivered to each home. Mike was asked to order a rubber stamp identifying the sender as: 'BOARD OF DIRECTORS, Walnut Creek HOA, 7605 Arlington Road, Suite 100, Bethesda, MD 20814.

A short discussion was had about exploring a community sign as proposed some years back.

The meeting adjourned at 7:35 PM

**The Board of Directors meeting schedule for 2025: January 13; February 10; March 10; April 14; May 12; June 9; July 14; August 11; September 8; October 15\*; November 10; December 8.**