Walnut Creek Homeowners Association

Board of Directors Meeting May 8, 2023

Strawberry knoll Elementary School

Minutes

The meeting was convened at 7:04 PM.

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

No minutes from the April 10, 2023 BOD meeting were presented. Those minutes will be presented for approval at the June 12, 2023 meeting.

Mike Coburn reported the assets of the Association as of 4/30/23 were $533,502.13.

The treasurer made a request that the format of the income statement be changed to bifurcate TH costs from general costs.

* Responses to architectural inspection notices continue to come in.
* Mike has determined that the tree behind 9166 Centerway Road is in fact on Association property and will seek proposals from Tim Minte Tree service and S&P Tree Service to remove the dying tree. It was suggested the the cost would be several thousand dollars due to the difficulty of access for equipment needed.
* A report was received from the owner of 9032 Centerway Road that a heaved sidewalk was a trip hazard. Mike informed the Board that he had scheduled a contractor to survey the entire community if furtherance of preparing a proposal of grinding a bevel at the disturbed joints. He recommended the procedure as more economical than replacing sections of sidewalk.
* The owner of 19120 Harkness Lane had requested that the grass on open space next to his home be mowed. Mike was able to explain that that property was not part of our Association. The Board asked that we advise the owner to contact the county at 311 and inform the responsible owner.
* A streetlight on Centerway Road was reported out and management had placed an order for repair.

A member of the Board asked that the slight over payment of the annual assessments by some Members be issued the refund checks.

**The Board affirmed it decision to approve the use of Hardie Board Sierra 8 siding for 9204 Centerway Road.**

**The Board approved the contract proposal to re-stripe the parking lots on Centerway Road subject to the ability to of the Board to change the paint to *“Chlorinated rubber-alkyd, thermoplastic material.”* The extra cost will be conveyed to the Board via email for decision. The cost of the approved contract is $4,850.00.**

The meeting adjourned at 7:54 PM.

**These minutes were prepared by Mike Coburn for approval by the Board of Directors**