

Walnut Creek Homeowners Association
Board of Directors Meeting September 9, 2024
Christ the Servant Lutheran Church
Minutes

The meeting was convened at 7:09 PM.

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

No members from the community were present.

Minutes from the August 12, 2024 were approved.

Mike Coburn reported the assets of the Association as of 8/31/24 were \$561,732.05.

The treasurer of the Board was unavailable for the meeting. She reported that she would be reviewing the Morgan Stanley account with the MS agent and would be prepared to discuss the account with the Board at the October 15th meeting. The Board deferred discussion of investment goals in the Morgan Stanley account until then.

Clyde Lutter presented the proposal from the owner of 18940 Glendower whose new storage shed is visible from both Glendower Road and Tulip Grove Road. "Storage sheds and outbuildings should be erected at locations on the side not readily visible from the street." The owner has proposed tall plantings on the sides of the shed that are visible from both streets. **The Board of Directors approved a motion to approve the proposal with the caveat that the plantings are to be maintained as long as the shed remains. The Board directed Mike Coburn to send a letter to the owner with the approval and conditions,**

The Board went through a detailed final review of proposed changes in the Architectural Regulations. Minor corrections were approved and the **Board approved the Architectural Regulations and Guidelines.** The discussion ended with an agreement to certain changes that would be presented for final approval at the next Board of Directors meeting.

The regularly scheduled meeting of the Board of Directors was re-scheduled to October 15th due to Columbus Day holiday 14th.

The meeting adjourned at 8:34 PM.