

Walnut Creek Homeowners Association
Board of Directors Meeting July 14, 2025
Via Zoom
Minutes

The meeting was convened at 7:11 PM.

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

Minutes from the June 9, 2025 were approved.

Mike Coburn reported the assets of the Association as of 5/31/25 were \$614,149.50i; in accordance with Section 11B-111(4) of the Maryland Homeowners Association Act the Board moved to a closed session.

Manager's Report.

Returning to open session the Board of Directors directed Mike Coburn to have the Association's attorney accept a homeowner proposal to make payments in the amount of \$200/month plus making the quarterly association assessments until the debt is paid in full. Any default in this payment plan will result in the Association

Mike Coburn reported that the architectural violations have been sent to Imagex for digitizing.

Members of the Board reported that the owner had not informed Board member of having secured a building permit for the sunroom addition at 13 Harkness Court.

The meeting adjourned at 7:23 PM.

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