

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 \$614,149.50; 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