Walnut Creek Homeowners Association

Board of Directors Meeting July 10 2023

Christ the Servant Lutheran Church

Minutes

The meeting was convened at 7:04 PM.

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

Minutes from the, 2023 meeting of the Board of Directors were amended and approved. Minutes from the April 10, 2023 meeting of the Board of Directors will be presented for review and approval at the July 10, 2023 meeting.

Mike Coburn reported the assets of the Association as of 4/30/23 were $533,502.13. Mike suggested that the Board undertake a full review of delinquencies at the next Board meeting. **The Board of Directors asked that the review be put on the agenda for the July 10, 2023 meeting in a closed session.**

Manager’s Report

* Responses to architectural inspection notices continue to come in. Of about 60 violations there have been responses from approximately 20 homeowners. A full report will be made at the July meeting.
* Refunds to homeowners who have made overpayments with checks having been mailed.
* Three bids to remove the tree from behind 9166 Centerway Road were reviewed. **The Board of Directors awarded the contract to S & P Tree Care in the amount of $3,700. The Board requested that management inform Tim Mente Tree Experts that the Association will include them on future tree work in the community.**
* A proposal to grind/mill sidewalk joints which are uneven and potential trip hazards from Ark Services, LLC was reviewed by the Board of Directors. **The Board of Directors requested additional proposals and agreed to decide on the award of a contract via email prior to the next meeting.**

**The application for Architectural Change for 18917 Glendower was tabled and will be considered with the full review of proposed Architectural Guidelines at the July meeting.**

**The Board requested that a notice be put on a boat parked in the driveway of 18940 Glendower Road as it is a violation of the Architectural Guidelines.**

Inquiry was made by a member of the Board as to the status of the Reserve Account. Mike promised to forward to the Board information in response to the inquiry.

The meeting adjourned at 8:02 PM.

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