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 June 12, 2023 meeting of the Board of Directors were approved subject to Management verifying that Architectural Change applications had been recorded. 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 6/30/23 were $526,675.84. Mike suggested that the Board undertake a full review of delinquencies at the next Board meeting. **The Board of Directors adjourned to a closed session to discuss delinquencies and reconvened to an open session.**

Manager’s Report

* A total of 72 letters were sent to homeowners with violations in the covenants and architectural guidelines. 30 of those homeowners have resolved the violations. Second letters will go out to those still in violation.
* Refunds to homeowners who have made overpayments their annual assessments have been mailed checks
* S & P Tree service completed the removal of a large pin oak behind 9166 Centerway Road.
* **The Board of Directors approved a contract with Ark Services to mill concrete sidewalk joints within the Centerway portion of our community. The joints have heaved and are a trip hazard. The contract amount is $3,419.**
* Mike Coburn informed the Board that he had scheduled a meeting with Zak of Pak Lawn Service to solicit a proposal for remedial seeding.
* **The Board of Directors tabled discussion of the recommendations on modifying architectural guidelines for Walnut Creek.**
* A Board member noted a vegetable garden in the front yard of a home on Centerway Road. The Board directed Mike Coburn to contact the owner
* The Board discussed the renewal of the landscaping contract with Pak Landscaping and putting the work out to bid for the coming year.

The meeting adjourned at 8:02 PM.

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