

Walnut Creek Homeowners Association
Board of Directors Meeting November 18, 2024
Via Zoom
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. Also present was Erin Soniregun of 9164 Centerway Road.

Minutes from the October 21, 2024 were approved with the offering of Gordon to make additions in the reporting of discussions on the Association's investment account.

Revision to minutes

[Investments discussion: The Board reviewed recent statements from Morgan Stanley and discussed current asset allocations. For the Board's consideration, the Treasurer will request further input from Morgan Stanley on what a more "defensive"/conservative position would look like.

Budget discussion: The Board discussed the FY 2025 budget. The property manager noted that this year's tree removal was moved from the operating account to the reserve account. The Treasurer noted that townhouse supplemental income and townhouse expenses should balance.]

Erin Soniregun addressed the Board inquiring about changing the parking regulations. His vehicle was towed as a result of not displaying a hang tag. His tag was lost and today requested a new tag. The Board explained its considerable attention in establishing the current rules and sympathized Mr. Soniregun's situation but felt that the regulations in place were the most effective in managing parking. Mike Coburn told Mr. Soniregun that he would have the tow company put a no tow order on his parking spaces while he secured a new tag.

Mike Coburn reported the assets of the Association as of 10/31/24 were \$563,214.30 and that the Association was operating within budget.

Mike Coburn reported that the semi-annual Architectural inspections were completed and 34 violation letters with photos have been sent.

Leaf collection for the community is scheduled for December 9th. The Board asked Mike Coburn to post signs as soon as possible.

The Board of Directors reviewed and approved the application to replace windows at 9117 Tulip Grove Road. Dave Nocket will be signing the application.

The Board asked Mike Coburn to make a call to 311 requesting that political signs be removed from community now that the election is over.

The Board of Directors approved the meeting schedule for 2025: January 13; February 10; March 10; April 14; May 12; June 9; July 14; August 11; September 8; October 15*; November 10; December 8.

The meeting adjourned at 7:39 PM.