Walnut Creek Homeowners Association

Board of Directors Meeting August 14 2023

Christ the Servant Lutheran Church

Minutes

The meeting was convened at 7:04 PM.

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

Minutes from the July 10, 2023 meeting of the Board of Directors were amended and approved..

Mike Coburn reported the assets of the Association as of 7/31/23 were $534,627.60. It was reported that the Association was operating within budget and that the reserves were adequate according to the Reserve Study.

Manager’s Report

* One of the two parking lots has been striped and due to a scheduling mix-up the second lot will be restriped on August 24. One owner complained about his car being towed and was invited to the Board meeting to request reimbursement however he did not attend.
* Mike reported having met with Zak of Pak Landscaping to review some deficiencies In the company’s work and to request a proposal for the coming year’s work. Pak will provide a 1 year proposal and a 5 year proposal.
* Mike reported that he is waiting for the owner of 9134 Centerway to re-submit the drawing for the re-building of the deck on the front of his home.
* It was reported that the owner of a boat parked in the Centerway parking lot was notified that the boat was in violations of the Rules. The owner agreed to move it.
* Some 32 homeowners have not responded or corrected violations mailed to them in the Spring. Mike Coburn was directed to prepare a letter to those homeowners, to be approved by the Board of Directors, with a notice of a fine.
* **The Board of Directors approved establishing a fine for those who fail to respond and/or correct violations. The fines approved are: $50.00 to be levied without further notice after 15 days of notice if the homeowner does not respond to the notice; $75.00 fine if the violation cited has not been corrected within 30 days of notice; a reoccurring $75.00 fine to be levied every 30 for failure to correct violations. These fines will be charged against the homeowners’ Association account and may be recorded as a lien on the property.**
* The Board members will be asked to prepare and email to fellow members of the Board comments upon the receipt of Gordon Umbarger’s review of the draft comments on the Architectural Rules by homeowner Matt Ryan.

The meeting adjourned at 8:05 PM.

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