

Walnut Creek Homeowners Association  
Board of Directors Meeting June 9, 2025  
Strawberry Knoll Elementary School  
Minutes

The meeting was convened at 7:00 PM.

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

No meeting was held on May 12<sup>th</sup> because lack of quorum.

Mike Coburn reported the assets of the Association as of 5/31/25 were \$623,491.20i; 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 send a written communication to a homeowner stating that because of the Board's responsibility to the entire Walnut Creek Homeowners Association, the Board could not waive fees, interest and costs accumulated by an individual homeowner. The Board would halt charging interest going forward if the homeowner presents the Board with a payment plan to satisfy the outstanding debt within 14 days. Upon receipt of the plan the Board would have seven days to review and approve. Failure by the homeowner to submit a satisfactory plan will result in the pursuit by the Association to seek a judgement against the homeowner with all additional costs to be borne by the homeowner.**

**The Board of Directors approved the application as submitted by Ezequiel Galeano of 18924 Lindenhouse to construct a fence.**

On the application for 13 Harkness Court, the Board of Directors asked for a color sample and manufacturer of the proposed siding and a requirement that the applicant obtain building permits for the sun room.

- Mike Coburn reported that 36 violation notices were sent out as a result of the semi-annual architectural inspections.
- Street lights in both Centerway parking lots have been repaired.

Gordon reported on progress in updating the Association's webpage and request a copy of the Spanish version of the Architectural Guidelines.

Gordon agreed to continue contact with contractor in seeking a proposal for a monumental sign for the community.

**The Board directed Mike to solicit a bid to remove abandoned tractor wheel from Association property.**

Clyde agreed to follow up with Morgan Stanley to confirm insurance on the Association's account.

The meeting adjourned at 7:47 PM.

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

