

Walnut Creek Homeowners Association
Board of Directors Meeting January 13, 2025
VIA Zoom
Minutes

The meeting was convened at 7:15 PM.

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

Minutes from the November 18, 2024 were approved.

Mike Coburn reported the assets of the Association as of 1/31/25 were \$569,909.08 and that the Association was operating within budget. He reported that the Association would end the year approximately \$10,000.00 and would report the exact amount when the year end books closed. **The Board moved that any surplus be put in the general reserve account.**

Requests from homeowners to the Board were relayed to the Board by Nagle & Zaller that legal fees and other associated fees charged to delinquent accounts be waived in settling accounts. **The Board of Directors confirmed its prior established policy that a waiver of fees was not permitted because it principally represented monies expended by the Association. The Board directed Mike Coburn to inform the attorney.**

Mike Coburn alerted the Board that snow events in January would have a significant impact in the snow removal budget of \$5,000.00.

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 7:52 PM.

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