Walnut Creek Homeowners Association

Board of Directors Meeting September 12, 2022

Minutes

The meeting was convened at 7:33.

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

The Minutes of the August 8, 2022 were approved.

Management reported that the assets of the Association as of June 30, 2022 were $526,205.20

Manager’s Report

* Mike Coburn reported that the swimming pool at 9154 Centerway had still not been completely removed and that he had sent two letters to the owner and did not have a phone number for the owner. A Board member was able to give him a phone number and Mike will call the owner.
* Several violation notices had been placed on vehicles in the parking lot on Centerway Road this past month. Owners complied with the notices.
* Mike Coburn reported that Pak Lawn Service had installed mulch without authorization and the Board agreed to make payment with a letter specifically stating that work of the scale must have Board approval be delivered with the payment.
* Mike Coburn reported that the semi-annual architectural compliance inspections would be done during the first two week of October.

**The Board of Directors affirmed its decision, made outside of a Board meeting, of approval of the application to paint 9120 Tulip Grove Road.**

The Board reviewed a contract proposal from Triple R (Refuse-Removal Results) for trash removal services and **approved the contract and authorized Mike Coburn to sign the contract and effectuate the change with the old and new contractors.**

Requests were made to have the Association’s *Reserve Study* and *Insurance policy* forwarded to the Board members.

The meeting adjourned at 8:05 PM.

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

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