

Walnut Creek Homeowners Association, Inc.  
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Meeting of August 12, 2019

Gaithersburg Library

**Call to order:** Order was called at 7:03pm. Quorum was met.

**Board members present:** Clyde Lutter, President; Stephen Schuyler, Architectural Chair; Walt Kelley, Contracts; Patrice Williams-Johnson, Finance

**Secretary:** Diane Winters

**Homeowners present:** S J Walshe Canning

**Agenda:** The agenda was reviewed for the August 12, 2019 meeting and was updated and approved.

**Minutes from Prior meetings:**

- July meeting was not held due to lack of quorum.
- The minutes for the meetings of the Board of Directors on June 10, 2019 were presented, reviewed, and approved as amended. Changes of two additional spaces have been removed in the document and uploaded to the Website.

**Architectural:**

- There were two requests to review. 9104 Bannister Lane is replacing siding with gray green vertical siding. Fascia and trim will be dark charcoal gray. The neighbors have signed off on the project. The Board has approved an option to go with horizontal siding if desired by the homeowner. The homeowner was in violation of painting several colors on the house. She hopes to fix this violation with the siding. The garage door color was in question but it is grandfathered in. It can be replaced in the future by putting in a request. Approved with option.
- 9137 Tulip Grove would like to replace the roof with a dark gray roof. The Board approved this request.

**Contracts**

- Nothing at this time.

**Financial:**

- Nothing at this time.

### **Old Business:**

- Neighborhood Watch was tabled until next meeting.
- Landlord responsibilities tabled until next meeting.
- Diane Winters has two more years of archive minutes to post to the website. Diane will start uploading the files.
- Still need to have a Special Meeting with lawyers. Mike will schedule time. Monday and Tuesday are good.
- The Board is asking Mike Coburn to propose Allied Realty taking over the architectural review for next year. Patrice moved a cost of \$20 per home per cycle totaling \$7160/year. The cost will be in the February 2020 budget. The Board approved.
- 9036 or 9036 Centerway Dr. is delinquent on dues. They also have a violation due for an unlicensed vehicle that needs to be towed. Clyde will make a violation sticker and place it on the car.

### **New Business**

- Repainting of townhome parking lots. This should be done in late September or early October. Walt will get contractor, quotes, times, etc. He will see if there is a different quality of paint that we could use with a longer life.
- Centerway Rd. and Harkness Lane intersection. Walt supplied photos and contacted MDOT via MC311. Walt will call again as a private resident and member of the community who has a concern about the safety of this intersection. Walt will document photos, write a letter with Steve, get other residents to take photos. Goal is the get parking on only one side of Harkness Lane.
- The picnic will be held on September 14, 2019. Mike will send a letter to the community next week. Patrice can follow up with a flyer in mailboxes. The menu will be curried chicken with rice, burgers and hot dogs, watermelon, beverages, coleslaw, and cookies. The Board approved up to \$800 for better food and accessories. A map to the playground area where the picnic will be held will be provided by mail and by flyer.
- Patrice motioned hiring SSL students to take meeting minutes. The motion was denied.

Meeting adjourned at 8:07pm

Next Meeting is September 9,2019