Walnut Creek Homeowners Association, Inc.  
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Meeting of February 11, 2019

Strawberry Knoll Elementary School

**Call to order:** Order was called at 7:05 to determine if there were sufficient Members and/or proxies to establish a quorum for the Annual Meeting of the Walnut Creek Homeowners Association. At that time, 14 proxies were presented by Management and there were 9 additional Members present. A total of 59 Members is required to establish a quorum. The President of the Board of Directors announced that in absence of a quorum, the Annual Meeting would be convened in one month on March 11, 2019.

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

**Community Manager:** Mike Coburn, Allied Realty Corp.

**Homeowners present:** Francis Murphy, Chris White, Cesar Ramirez, Daniela Dietsch, Christian Dietsch, Jennifer Perez, Keith Rush, Sally Rush, Rob Marino, Alex Marino

The Board introduced themselves to those attending and explained that while this was a Board of Directors and any votes taken would only be from Board members, there would be time allotted for members to address the community present and the Board.

**Agenda:**

The agenda was reviewed for the February 11, 2019 meeting and was updated with changes and approved.

**Minutes from Prior meetings**:

* The Minutes for the meeting of the Board of Directors on December 10, 2018 were presented, reviewed, amended and approved unanimously.

**Homeowner time:**

The President gave an opportunity to the Members to address the Board with questions and issues about Walnut Creek Homeowners Association.

* All present were given the chance to speak. Francis Murphy, 9170 Centerway Road spoke at length with the following highlights:  
  + Concern for the cleanliness of the community especially about trash that accumulated in the curb line of the parking lots.
  + Uncollected trash cans after pickup on collection days.
  + Tree trimming.
  + Consistency in approving colors and materials in replacing siding on homes.
  + Mulching of trees
  + Rats
  + All members of the Board participated in response to these concerns in a free flowing discussion.
* Jennifer Perez, 9152 Centerway Road, speaking on behalf of her father, stated that her father recognized his obligation to pay certain fines assessed him as a result of parking violations but that he felt that he was singled out for some particular reason and she asked the Board to uniformly enforce the rules. The Board responded that they needed evidence in the way of photos and precise information with regards to other resident parking violators. She promised to forward information to Allied Management.
* Additional questions were asked concerning tree trimming on the Harkness cul-de-sac.

**Architectural:**

* No items at this time

**Financial:**

* The Treasurer deferred a report in that the January financial statements were only completed late in the day and she had not had time to review them.

**Contracts:**

* No items at this time

Meeting adjourned at 8:40 pm Next Meeting is March 11, 2019