

Walnut Creek Homeowners Association
Board of Directors Meeting September 21, 2020
VIA Zoom
Minutes

The meeting of the Board of Directors was convened at 7:26, 2020. Those present were Clyde Lutter, Walt Kelley, Patrice Williams-Johnson, Dave Goldstein all members of the Board and Mike Coburn, Community Manager.

The minutes were not on hand from the prior meeting and the Board asked Coburn to secure them from their prior contractor On-the-Record. Future meetings are to be announced by letter to all Members.

The Board of Directors unanimously approved the application of 18924 Lindenhouse, to paint the home in the colors identified in the application.

The proposed 2021 Budget was discussed in some detail. Patrice, the Association treasurer, led the discussion and made the following comments. Management was asked to confirm by comparing with other associations' insurance premiums that the cost for Walnut Creek Homeowners Association's insurance premium was competitive. That the in deficit balance of \$1,970 be reconciled with adjustments made to payments to the Reserve Account.

With those modifications, Patrice moved to approve the proposed 2021 Budget. The motion was seconded by Clyde. The motion passed unanimously.

There was much discussion on the proposal to digitize the files stored in the storage locker. The Board directed Coburn to get a more defined understanding of the proposed work by *Imagex*. The Board also directed Coburn to get a determination from Mark Fine, the director of CCOC, on what documents are required to be saved and for how many years. The Board is favorably inclined toward digitization.

The Board tabled the decision to digitize documents at this time.

The Board unanimously approved the removal of trees at the tot lot behind the homes on Tulip Grove Road and the tree in the cul-de-sac in Harkness Lane. The proposal of \$600 and \$700 was approved,

The Board decided to postpone commissioning a new Reserve Replacement Study until 2022.

Dave identified a commercial van parked in the Associations parking lot and promised to send photos to Coburn for action.

Walt identified a pine tree near 9142 that was leaning and in danger of falling in a storm.

The Board approved its removal.

Walt asked that next spring a notice should be sent to all members stating the Board's policy on above ground swimming pools.

Walt confirmed that Walnut Creek HOA had complied with corrections of its storm water management pond required by Montgomery County.

Patrice asked if the broken branch which had fallen onto the tennis court had been cleared. Coburn informed the Board that Pak Lawn had been instructed to do this work.

The meeting adjourned at 8:33.

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