

Walnut Creek Homeowners Association
Board of Directors Meeting December 8, 2025
Strawberry Knoll Elementary School
Minutes

The meeting was convened at 7:00 PM.

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

No meeting was held in November were approved.

Mike Coburn reported the assets of the Association as of 11/30/25 were \$651,462.92 and that the Association would close the year within budget.

Manager's Report.

Mike reported that he had not received a response to letter sent to homeowner on Centerway Road to remove basketball court. He was directed to inform homeowner that if not removed the Board would issue a fine.

Mike reported that he had not received a response from homeowner on Centerway Road regarding to major exterior work done on his home.

Mike reported that the cost of removing accumulated tree cuttings from 9172 Centerway Road was \$300 and was directed to bill homeowner.

The Board of Directors approved the 2026 Annual Budget with no increase in assessments.

The Board of Directors approved a contract with Heritage Landscape Services for landscape maintenance for 2026.

The Board of Directors approved a contract with Unity Lawns for snow removal at same costs as last year.

Dave Goldstein gave a brief update on Tom O'Brien's progress on proposed sign permit to be constructed at Centerway Road and Harkness Lane.

The meeting adjourned at 7:47 PM.

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