

Walnut Creek Homeowners Association  
Board of Directors Meeting February 12, 2024  
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.

Minutes from the January 8, 2024 meeting of the Board of Directors were approved with amendments.

Mike Coburn reported the assets of the Association as of 1/31/24 were \$548,476.14; 41 Members have pre-paid assessments for the entire year; to date the Association has spent \$2,940 on snow removal with a budget of \$5,000..

**Manager's Report**

- Mike Coburn reported 2 notices of parking enforcement have been delivered. Directors Lutter and Goldstein have placed notices on numerous vehicles and will be making another round before towing commences on February 17, 2024.
- The Board of Directors sitting as the Architectural Committee met on February 6<sup>th</sup> to review the change application for 5 Harkness Court; the owners were also present. At the conclusion of the meeting, The Committee directed Mike Coburn to send the applicant a letter of approval with certain conditions. The applicant has responded and is complying with the conditions in the letter.
- Mike Coburn announced that the new landscape contractor, GreenSweeps, will be scheduling the spring cleanup for the end of February subject to weather conditions.

**Board Actions**

- Members of the Board questioned what commercial vehicles are permitted on residential streets. Directors committed to making calls to the county to secure that information.

The meeting adjourned at 7:22 PM.

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