

Walnut Creek Homeowners Association
Board of Directors Meeting June 10, 2024
Strawberry Knoll Elementary School
Minutes

The meeting was convened at 7:07 PM.

Clyde Lutter, Gordon Umbarger, Dave Nocket, Dave Goldstein members of the Board; Mike Coburn, Community Manager were present. Erinayo Soniregun and Kevin Cummings from the community were also present.

Mr. Soniregun inquired if it was permissible to organize a community get together in the townhouse area. The Board was most encouraging to the proposal and made various suggestions. Mr. Soniregun also wanted to know if we had everyone's email addresses. The answer was no but there was an expansive discussion on the efficacy of being able to better communicate with the community with email communications.

Mr. Cummings reported that the upholstery business on his court ceased operation and thanked the Board for its action in resolving the issue.

Minutes from the May 13, 2024 Annual Meeting were offered to the Board. The Minutes will be approved by the Members at the next Annual Meeting.

Mike Coburn reported the assets of the Association as of 5/31/24 were \$548,476.40.

Manager's Report

- Mike Coburn provided photo reports on architectural violations in the community. Each member of the Board reviewed the reports and made additions. The Board determined that if violations at particular homes had been reported in the past, the owners should be informed in writing that the Board has set aside September 9, 2024 for hearings to determine if a fine should be levied.
- Gordon informed the Board that he had completed the review/edit of the Architectural Rules and Regulations and will forward them to the Board for their review.
- Mike Coburn announced that the new landscape contractor, GreenSweeps, had replaced the supervisor for our community.

The Board convened a Closed Session in accordance with **Section 11B-111 (4) of the Maryland Homeowners Association Act**. Non-members of the Board of Directors were excused from the meeting.

The meeting adjourned at 8:10 PM.