

Walnut Creek Homeowners Association
Board of Directors Meeting January 12, 2026
Strawberry Knoll Elementary School
Minutes

The meeting was convened at 7:08 PM.

Clyde Lutter, Gordon Umbarger, Dave Nocket, Dave Goldstein members of the Board; Tom O'Brien of the community and Mike Coburn, Community Manager were present.

Minutes from the December 8, 2025 were amended and approved.

Mike Coburn reported the assets of the Association as of 12/31/25 were \$651,462.92 and that the Association would close the year within budget.

Mike reported that he had not received a response to letter sent to homeowner on Centerway Road to remove basketball standard and that he posted a notice of the standard. He was directed to send a certified letter to the owner stating that without the removal 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. He was directed to send a certified letter that stated that should the owner not reply within 10 days, the Board would issue a fine.

Mike reported that a letter was sent to the owner of 9172 Centerway Road requiring the payment of \$300 as reimbursement of the cost of removing accumulated tree cuttings from community property

The Board of Directors approved an amendment of the trash removal contract whereby Triple R would make routine sweeps through the community to pick up bulk trash without our having to call for a pickup at no additional cost. If picking up bulk trash exceeds more than 179 collections within a year, the Board will address the changes in this procedure.

The Board of Directors approved a motion increasing the fine schedule by 5% in accordance with Article VII, Section 1. (f) of the By-Laws.

Tom O'Brien gave the Board an update on the design and permitting for the new community sign and reported that the cost of the permit will be \$277.00. **The Board of Directors approved the reimbursement to Tom O'Brien.**

Mike Coburn reminded the Board of the upcoming Annual Meeting of Walnut Creek Homeowners Association on February 9th. Notices will be mailed to all owners. Under new Maryland law, the election will be conducted by an independent person and the **Board appointed Tom to conduct the election. Tom O'Brien accepted the appointment.** Clyde Lutter, Dave Nocket and Gordon Umbarger confirmed that they would seek re-election to the Board of Directors.

Dave Goldstein brought concerns on the adequacy of fire protection throughout the community. **The Board of Directors approved an expenditure of up to \$500 to acquire water and sewer as built drawings from WSSC for review and further potential action.**

Dave Nocket agreed to check on unapproved structures at the rear of 13 Harkness Court.

The meeting adjourned at 7:48 PM.

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