

Walnut Creek Homeowners Association  
Board of Directors Meeting August 12, 2024  
Christ the Servant Lutheran Church  
Minutes

The meeting was convened at 7:07 PM.

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

Mr. Cummings aired his concerns regarding the behavior of tenants at 13 Bannister Court and asked the Board how it could help in limiting the number of tenants in that home and late-night partying and blocking driveways. On hearing the complaint, the Board approved sending a letter to the owner of 13 Bannister informing him that he inform his tenants that they must comply with the rules, regulations of the Association. Mr. Cummings agreed to supply pertinent information which will be included in the letter.

As there was no meeting on July 8, 2024, Minutes from the June 10, 2024 were approved.

Mike Coburn reported the assets of the Association as of 7/31/24 were \$559,209.01.

The Board deferred discussion of investment goals in the Morgan Stanley account until the Association's treasurer could be present.

Mike Coburn outlined a proposed resolution the visibility of the storage shed in the yard at the corner of Glendower and Tulip Grove Road. The proposal as was discussed with Clyde Lutter and the son of Mr. Canizalez the owner of 18940 Glendower included plantings on two sides of the shed. The Board tabled any approval until Clyde could be present.

The Board went through a detailed review of proposed changes in the Architectural Regulations. The discussion ended with an agreement to certain changes that would be presented for final approval at the next Board of Directors meeting.

The meeting adjourned at 8:34 PM.

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