

Walnut Creek Homeowners Association  
Board of Directors Meeting October 15, 2025  
Strawberry Knoll Elementary School  
Minutes

The meeting was convened at 7:11 PM.

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

The minutes, with minor corrections, from the meeting held on September 15, 2025 were approved.

Mike Coburn reported the assets of the Association as of 9/31/25 were \$645,657.61;  
Manager's Report.

Mike Coburn reported that a letter was sent to the homeowner on Centerway Road instructing him to remove the basketball standard from the Association's ground at the end of the 6100 block of Centerway Road.

**The Board of Directors directed Coburn to send another letter informing the owner that if it was not removed within five days the Board would dispose of it. The Board cited provisions in the Architectural Regulations and Guidelines (revised January 2007)-"Basketball nets and backboards will not be authorized for townhouses because of proximity of adjoining units." And "No encroachment (planting or building) on common grounds is permitted." And Article VII, Section 1.(h) of the Deed, Agreement and Declaration for their decision.**

Dave Goldstein reported that major improvements including extra window, satellite dish, new siding to 9168 Centerway Road.

**The Board of Directors instructed Mike Coburn to send a letter to the owner requiring an application for the changes as required under the Architectural Regulations and Guidelines (revised January 2007)**

Members of the Board noted that a homeowner on Centerway Road had deposited tree branches on Association Common Ground.

**The Board of Directors instructed Mike Coburn to send notice to the offending homeowner to dispose of branches and debris within 5 days or the Board would have it removed and have the costs charged against the owner's account.**

Gordon Umbarger made a brief progress presentation on the entrance sign on behalf of Tom O'Brien who could not be present.

The meeting adjourned at 7:40 PM.

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