

**REFLECTIONS OF WALNUT CREEK II HOME OWNERS ASSOCIATION
MINUTES OF EXECUTIVE BOARD MEETING AUGUST 23, 2016**

CALL TO ORDER

The meeting was called to order at 5.37pm. Board members attending were: Rita Pierson (President), Michelle Parriott (Vice President), Carter Rowles (Treasurer), Constance Robinson (Member At Large), Penny Corden (Secretary) and Jessica Hamilton, Beck & Company.

FINANCIAL REPORTS

Jessica Hamilton summarized the accounts as at July 31, 2016: a total of \$46,702.15 in all bank accounts; expenses included utilities (again over budget due to HOA payment of owners' wastewater charges - to be recovered); repairs to fencing; cost of replacing the skimmer for the swimming pool; and miscellaneous late fees. Total expenses for the year are over budget by \$40,698.14, but much of this will be reduced with the repayment to the HOA of wastewater charges and the return to a 12-month insurance charge (3 months paid in advance this year due to a change in fiscal year reporting). A list of late accounts was discussed and the late fee of \$50 was confirmed.

OLD BUSINESS

Rules and Regulations: These have been amended per the changes agreed at the June board meeting and are now with the attorney for appraisal.

Landscaping: Rita Pierson reported that mulching has been carried out and new planting will begin in the Autumn.

NEW BUSINESS

Wastewater drainage charges: A letter dated August 23, 2016 has been sent to all owners and tenants giving notice that the City of Austin wastewater fees paid by the HOA will be reimbursed with a lump sum payment of \$65.24 (to July 31) + \$9.32 for August. Monthly payments from September onwards will be billed at a rate of \$9.32 a month direct to owners and residents. Jessica Hamilton included an excerpt of the change with this letter, together with a note of the City website address for further information.

Rats: A homeowner has reported that there are rats 'frolicking' on the unit patio. Extermination measures have been taken in that building and appropriate bird feed dispensers was discussed.

Dumpsters: Discussion took place on the timeframe for sanitizing and/or replacement of the dumpsters due to bad odors - Constance Robinson undertook to inform Jessica Hamilton when action was required.

Pool key: It was reported that ProScape landscape maintenance crews were damaging the pool gates as they had no key to gain access for maintenance work- Jessica Hamilton will explore permission to add access the key in the pool maintenance lock box.

Subcontractors: Review of contracts was discussed and it was decided that no action needed to be taken at this time.

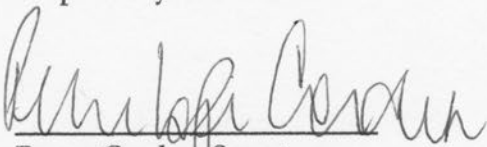
Watering: A question was raised on the location of the zones and possible shut off of unnecessary sprinklers (in non-green areas). Jessica Hamilton will look into this.

ADJOURNMENT

The meeting adjourned at 7.40pm

Respectfully submitted

Date of approval


Penny Corden, Secretary

9-1-2016