

**REFLECTIONS OF WALNUT CREEK II HOME OWNERS ASSOCIATION
MINUTES OF THE ANNUAL OWNERS MEETING, MAY 15, 2017**

INTRODUCTION

Rita Pierson (President); Michelle Parriott (Vice President); Carter Rowles (Treasurer); and Penny Corden (Secretary) attended this meeting together with Jessica Hamilton (Beck & Company). Guests in attendance: Mr Terry Tuttle and Ms Beth Clements (Texas Water).

The annual meeting of the Reflections of Walnut Creek II Home Owners Association was held in the gazebo in the pool area of 1411 Gracy Farms Lane in Austin, Texas on May 15, 2017. It began at 7.02 pm. Each owner introduced themselves with a brief biography of their background.

Rita Pierson announced that before the business meeting started, representatives of the new water billing company would talk about owners' complaints regarding bills higher than those from Severn Trent, who terminated their contract at the end of March. A new contract was signed with Texas Water/High Gabriel Water Treatment to provide services (water meter reading, billing and general admin) with effect from April 1, 2017.

Mr Tuttle explained that meters had been read for April using actual, six-digit figures rather than the rounded figures used by Severn Trent. This resulted in the HOA in effect paying for a portion of the owners' water consumption each month. The bills also included the sum of \$8.70 which had always been paid by the HOA as a matter of course - this amount would be refunded by Texas Water on the May bill and the HOA will continue to pay it. Future bills will contain the water usage charge, the sewage usage charge (based on water usage) and the drainage service. Meters are usually read on the first day of each month and owners could expect to receive their bills a week to ten days later, with payment due at the end of that month. Owners were given the opportunity to ask questions specific to their bills, in particular those whose usage will be monitored to check accuracy of water flow and meters, and Mr Tuttle assured the membership that the May bills would reflect more acceptable figures.

Once all questions had been discussed and answered, and as there was no response to requests for any other questions, this issue is now declared closed. Any queries on future bills may be addressed to Beth Clements, 512-259-3888.

CALL TO ORDER

The business meeting was called to order at 7.31 pm with Rita Pierson presiding. A quorum was not established and the meeting adjourned. A quorum was established of 16% of the membership at the third attempt and a call to order was made at 7.32 pm. All owners present had signed in and owner proxies were included in reaching the quorum.

An announcement of the meeting dated May 1, 2017 had been mailed to each owner, together with the agenda, and financial reports including a balance sheet and a comparative income statement as of March 31, 2017.

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APPROVAL OF MINUTES

The Board approved the minutes of the 2016 annual meeting on June 17, 2016 prior to their being posted at the mail kiosk and HOA website (<http://www.reflectionsofwalnutcreek2.com>) Copies were also provided at the meeting. No amendments were requested from the membership present and the minutes were accepted as read.

ELECTION OF DIRECTORS

Penny Corden has been serving the remainder of a three-year term on the board, which is up for election this year. There were no "write in" candidates nor volunteers from the floor. Penny Corden was duly elected by a majority vote and will continue to serve on the board as Secretary.

FINANCIAL REPORTS

Jessica Hamilton reviewed the statements and summarized the accounts with a brief explanation and comments on the figures as at March 31, 2017. The total amount in the bank accounts of \$161,476 included the loan provided for the financing of the fencing and resurfacing of the parking lot and driveway, with \$93,000 in the operating account. The fencing project is complete and bids will be sought for resurfacing the driveway in due course. There were no comments on the 2017 budget from the floor and it was duly accepted as read.

OLD BUSINESS

Rules and Regulations: Penny Corden reported that this project has been completed and was adopted by the board at a meeting on March 21, 2017. A copy has been posted in the mail kiosk, in installments, and on the website. A question was asked whether there were significant changes from the 2002 version. The 2017 version has essentially been reorganized, edited for content and grammar, some additions and deletions, and brought up to date using the HOA Declaration and By-Laws, and outside legal sources. It has been vetted by the HOA's attorney and recorded with the Travis County Clerk's office.

Thanks: Rita Pierson took the opportunity to thank several owners for their invaluable help in looking after our community: Bill Theberge and Al Rankin for general cleaning up around the property (branches, twigs and litter, etc) between the weekly visits of our janitor (Arthur). Steve Cabrera for cleaning the cushions on poolside furniture and clearing leaves out of the pool. John A Duncanson for acting as our Webmaster. And TJ Costello for organizing and hosting two Meet and Greet events in the pool area for all residents to attend; TJ will be organizing another in September/October.

Landscaping: Rita reported that maintenance was ongoing but there would be no new planting until the Fall. She emphasized that the HOA continues to waste money when owners fail to water plants or trees in their vicinity and they die. These new plants must be watered regularly during the summer season.

If anyone is interested in serving on the board, please contact Carter Rowles. The following topics were brought up and answered:

What are the financial checks/balances procedures? Both Rita Pierson and Carter Rowles are provided with copies of all deposits and disbursements made at the end of each month; any questions are discussed and resolved with Beck & Company.

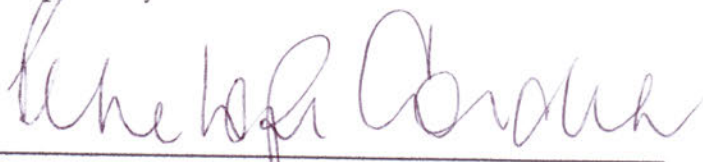
Does the HOA have a five- or ten-year financial plan? The HOA has a capital expenditure plan based on the age of assets and the current cost of replacement items or major renovation. As each item nears its 'renewal' date, bids are requested from at least three contractors for planning and logistical purposes. As a not-for-profit organization, the HOA does not plan for future profit and growth potential as would a for profit organization.

Following the completion of the fence project, why will I be charged for the re-siting of a sprinkler when there is no plant life to be watered? The owner was advised that in all probability there would be no charge but to let Jessica Hamilton know if a bill is received.

ADJOURNMENT

There being no further business the meeting was adjourned at 8pm.

Respectfully submitted:



Penny Corden, Secretary

Date of Approval:

August 3, 2017