

**REFLECTIONS OF WALNUT CREEK II HOME OWNERS ASSOCIATION
MINUTES OF BOARD MEETING HELD ON MARCH 21, 2017**

CALL TO ORDER

Board members attending were: Rita Pierson (President), Michelle Parriott (Vice President), Carter Rowles (Treasurer), and Constance Robinson (Member At Large). Homeowners from Units 60, 110 and 126 also attended. Rita Pierson called the meeting to order at 5.35pm.

OLD BUSINESS

Carter Rowles reported that finances were now in place for the fencing project and the cash flow forecast looked good.

Rita Pierson reported that only one bid has been received to replace Severn Trent, who had given notice that their services would cease with effect from March 31, 2017. This company will provide the same services as Severn Trent. As no other company responded Jessica Hamilton will therefore go ahead and sign a contract with the new company with effect from April 1, 2017.

Rita also reported that the repairs to the railway ties behind units 103 to 105 were underway, and both ProScape and Patriot Fencing will be walking the property to assess where irrigation will need to be moved for extensions. The cost will be approximately \$50 a unit. She also raised a question from a homeowner who has asked to have double, rather than single, gates put in. After discussion a motion was put forward by Carter Rowles, seconded by Rita Pierson, not to permit this on the grounds that the same courtesy would need to be given to other homeowners and this would delay the project still further. Motion carried. Existing fences need to be clear of vines and containers close to the fencing need to be moved before the project begins. Jameson from Patriot Fencing will be leaving notes on each unit as the project continues round the property, starting with Unit 1. The project is scheduled to begin on April 4, 2017.

Penny Corden went through the final amendments to the Rules and Regulations, questions were answered and points discussed. A motion to adopt the Rules and Regulations as amended and agreed was made by Carter Rowles, seconded by Constance Robinson. Motion carried.

OWNER COMMENTS

Discussion took place on procedures followed with vehicles parked either legally or mechanically in violation of the Rules and Regulations. While there are rules in place the Board does not act as a police force and that discretion on action is always applied based on the circumstances of each case. The homeowner from Unit 126 announced that he will be organizing another meet-and-greet party in the pool gazebo on Sunday, April 23 for all residents; he will be putting notes on all front doors in due course.

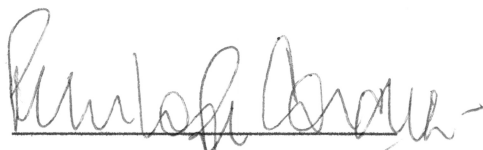
Rita Pierson adjourned the General Meeting for the Board to go into a brief executive session. This included clarification of the responsibilities of each Board member and the line of communication with Jessica Hamilton (Beck & Co) in order to provide a more efficient service to the HOA.

ADJOURNMENT

The meeting adjourned at 7.27pm.

Respectfully submitted

Date of approval


Penny Corden, Secretary

3-28-2017