

**REFLECTIONS OF WALNUT CREEK II HOME OWNERS ASSOCIATION
MINUTES OF THE SPECIAL MEETING HELD ON FEBRUARY 21, 2017: POOL CABANA**

CALL TO ORDER

The meeting was called to order at 5.35pm. Board members attending were: Rita Pierson (President), Michelle Parriott (Vice President), Carter Rowles (Treasurer), Constance Robinson (Member At Large) and Jessica Hamilton, Beck & Company. Michelle Parriott took notes in the absence of the Secretary to the Board.

INTRODUCTION

Rita Pierson explained that the following items have already been approved by the Board (see Minutes posted at the kiosk and on the website) and the object of this meeting was to provide information to the HOA membership on funding for the removal and renewal of all fencing on the property (Patriot Fencing & Roofing, \$60,000), resurfacing the driveways (RFBs to go out) and the extension of homeowners Limited Common Elements. No other issues would be discussed. A meeting will be held at a later date to discuss other concerns; agenda items need to be submitted.

The membership is required to vote on **a)** confirmation of a loan in the amount of \$75,000 to cover the capital cost of these improvements; **b)** a Special Assessment to meet repayment terms for the funding; and **c)** whether or not to allow homeowners to extend their LCE (patios) an additional three (3) feet at a fixed cost of \$210, plus any costs associated with re-siting sprinkler heads, pipes etc. No greenery may be removed from the Common Area to accommodate an extension. This offer is for one time only and will not be made to future homeowners.

The meeting was then adjourned. A quorum was established per the Declaration with the requisite number of members and proxies counted and confirmed by Jessica Hamilton. The meeting was again called to order.

CAPITAL EXPENDITURE AND FINANCING

Questions were asked and discussion took place on the loan and the options for homeowners paying their Special Assessments: over a period of ten (10) months or in a lump sum. Rita Pearson proposed, and Carter Rowles seconded, a motion to confirm the loan and accept the Special Assessment, as set out in a) and b) above. Motion carried. Voucher books will be ordered for the Special Assessment dues.

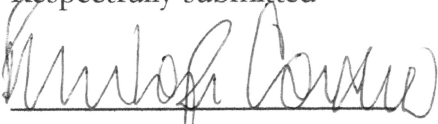
EXTENSION OF LIMITED COMMON AREAS

Discussion took place on the ramifications and restrictions of accepting this one-time-only offer. The fencing and landscape contractors will carry out an inspection of the proposed extensions and homeowners will be informed if it is not feasible to extend their patio areas. Payment must be made to Jessica Hamilton at Beck & Company before work begins (checks payable to Reflections of Walnut Creek II). Rita Pierson tabled the motion, Michelle Parriott seconded, to accept the offer set out in c) above. Motion carried.

ADJOURNMENT

Rita Pierson made a motion to adjourn, seconded by Michelle Parriott. Motion carried and the meeting adjourned at 6.18pm.

Respectfully submitted


Penny Corden, Secretary

Date of approval

3-2-2017