

REFLECTIONS OF WALNUT CREEK II HOME OWNERS ASSOCIATION MINUTES OF THE ANNUAL OWNERS MEETING, MAY 16, 2016

INTRODUCTION

Prior to the Call to Order, each owner introduced themselves with a short history of their background, followed by the board members. Penny Corden has taken over the unexpired term of Secretary, following the resignation of Kate Valish.

CALL TO ORDER

The 2016 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 16, 2016. The meeting convened at 6.50pm with Rita Pierson presiding. A quorum was not established. A motion was made by Carter Rowles to adjourn, seconded by Michelle Parriott. Rita Pierson called a second meeting to order at 6.51pm, when a quorum of 28% of members was confirmed. All owners present had signed in.

An announcement of the meeting dated April 25, 2016 was mailed to each owner, together with financial reports, including a balance sheet and an income statement comparing actual and budget figures for the year. These documents were also provided before the start of the meeting, together with a summary of the insurance policy carried by the HOA.

Board members attending the meeting were: Rita Pierson (President), Michelle Parriott (Vice President), Carter Rowles (Treasurer), Constance Robinson (Member At Large) and Penny Corden (Secretary). Jessica Hamilton, Beck & Company, also attended.

APPROVAL OF MINUTES

Rita Pierson outlined the reasons for the lack of minutes from the owners meeting that took place on Tuesday May 19, 2015.

ELECTION OF DIRECTORS

There were two board vacancies. Rita Pierson and Constance Robinson both agreed to stand for a further term. No nominations were put forward from the floor. Rita Pierson and Constance Robinson were duly elected via a motion of acclamation made by Julie Schick and seconded by Margaret Schultz. Rita Pierson explained that members of the HOA voted in board elections, but positions on the board were voted by the board. She also emphasized the fact that board members worked as a team on behalf of all members of the HOA. Elton Fewell asked that information on board vacancies and requests for nominations be added to the information sent out for the 2017 meeting. This was agreed and Jessica Hamilton will arrange it.

FINANCIAL REPORTS

Jessica Hamilton reviewed the statements and summarized the accounts with a brief explanation and comment on the figures to date. Elton Fewell questioned the figure of \$18,173.10 as a current liability. Carter Rowles explained the accounting procedures behind this seeming anomaly.

Discussion then took place on the capital reserves account. Carter Rowles stated that the account is under-funded by approximately \$50,000, and that options for building up the reserves

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will be researched and discussed by the board and the property manager over the coming months. A copy of the planned capital improvements will be provided at the 2017 owners meeting.

OLD BUSINESS

Rules and Regulations: Rita Pierson thanked the committee comprising Jason Lucas, Bill Theberge and Elton Fewell for their work in making amendments to the current 2002 version, and announced that Penny Corden has completed the task. This document will be reviewed, posted in the mailbox kiosk and on the website as a draft, and further amended as necessary. The final version will be sent to the attorney, who will check for legal and compliance issues, and then on to the Secretary of State. When this process is complete a copy will be provided to all owners and posted on the website.

NEW BUSINESS

Parking: Discussion took place on the subject of parking. While nobody is guaranteed a space, Rita Pierson stated that, through long usage and custom, spaces nearest a unit's front door are used by the owner or tenant of that unit.

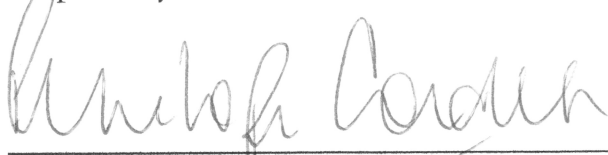
Community Events: TJ Costello asked about community events. Although there is no budget for this, he was asked to form a committee and come up with ideas and plans for presentation to the board. Anyone interested in being on this committee should speak to him after the meeting.

Landscaping: Rita Pierson spoke on the ongoing tasks and emphasized the limited financial resources at our disposal. She also explained that any suggested changes in landscaping may be made through application to the property manager for board approval. Forms are available on the website. Existing plantings though must not be removed from either the rear or front areas of a unit.

Miscellaneous: Some renters are apparently keeping and using pool keys but it would not be feasible for financial reasons to re-key the pool gates at this time. Fences (particularly those in the dumpster areas) are an item on the capital improvements plan. Jessica Hamilton will look into a proactive plan for maintenance so re-fencing could be put off for a while. A question was raised on the upcoming construction on Bittern Hollow but the HOA has no plans to make contact.

Adjournment: The meeting was adjourned at 8pm.

Respectfully submitted:



Penny Corden, Secretary

Date of Approval:

6-17-2016