

**Minutes**  
Reflections of Walnut Creek II Owners Association  
Board of Directors Meeting  
October 13, 2011

**Attending**

Rita Pierson, President  
Carter Rowles, Treasurer  
Swayne McCauley, Member at large  
Kate Valish, Secretary  
Adriane Simons, Beck & Company

The meeting was called to order by Rita at 4:06 pm. Four of five board members were in attendance along with Adriane Simons, property manager. Rita provided the proxy for Michelle Parriott, Vice President who was not in attendance.

**Minutes From The Previous Board Meeting**

Carter made a motion to approve the September 23, 2011 board meeting minutes and Swayne provided a second to the motion. The board voted to accept these motions.

**Financial Report**

The board reviewed the 2012 draft budget and asked any pertinent questions which were answered by Adriane of Beck & Company. Adriane will be sending out a reminder via the next water bill reminding all owners of the December 15, 2011 due date for the full amount of special assessment phase one.

**Old Business**

Review of a litter violation and resulting fine that occurred over the summer with the owner. The board discussed appropriate next actions for the account with the owner as well as HOA guidelines regarding litter around a unit.

**New Business**

Review of unit 108 owner for a handrail to be installed on steps. Beck & Company will request quotes for this project to install a product that matches the quality and look of the existing hand rails on the property. Owner has requested to pay for this expense on their own.

Review of unit 67 tree limb that is touching the chimney and is brushing the siding. Installation of a satellite dish also occurred without HOA approval and a hole was punctured in the new roof. Beck & Company is working with the owner to resolve, repair and pay for the service.

Review of FHA Texas condo approval and whether or not the HOA should move forward with paying for this approval that expired three months ago. The cost of

renewing the approval for two years is \$1200. Without the approval those buyers with FHA financing are not allowed to buy in this complex unless they pay for this approval process on their own. Spot approvals are no longer allowed. The Reflections II approval expired and now only lasts two years due to the new federal mortgage guidelines put in place in 2008. Kate Valish will review HUD website to determine how many Austin condo communities currently have the approval in place. She will also speak to two realtors for their input. Kate will report this information back to the board. The board will conduct their own research as needed prior to placing a vote on whether or not to move forward with the paid condo approval.

### **Delinquency Review**

The board reviewed all delinquent accounts and discussed the appropriate next actions for the accounts.

Carter made a motion to adjourn the meeting at 5:41 pm and Swayne seconded. The board voted to accept these motions.

**Draft Minutes submitted by Kate Valish, Secretary.**