

Meeting Minutes

Reflections of Walnut Creek II Home Owners Association
Board of Directors Meeting
February 27, 2013

Call to Order

A board of directors meeting of the Reflections of Walnut Creek II Home Owners Association was held at Millwood Branch Public Library, Austin, Texas on February 27, 2012. The meeting convened at 7:37 pm, President Rita Pierson presiding, and Kate Valish, Secretary. All board members were in attendance along with Adriane Simons, Beck & Company property manager.

Board Members Attending

Rita Pierson - President
Michelle Parriott – Vice President
Carter Rowles - Treasurer
Kate Valish - Secretary

Approval of Minutes

Motion was made by Carter Rowles, and Michelle Parriott seconded to approve the minutes of the November 7, 2012 board of directors meeting. **Motion carried.**

New Business

The next board of director's executive session will take place at Beck & Company offices on March 18th at 3:30 pm. The board will interview four painting contractors at that time.

The board reviewed a recurring dispute between two owners over boundaries and volume of landscaping that has been done by an owner in the common area. (Units 58 & 59) The board reviewed all the information regarding the issue again. No next steps were taken at this time but instead it was tabled and added to the next agenda for more discussion and review by the board and Beck & Company.

The owner from Unit #1 requests that the HOA pays fees for ABC Pest & Lawn to remove dead rodents from attic. The owner was informed by ABC not to poison rodents on own but opted to do so. ABC would now charge additional fees to remove because this is not part of their contract. **Motion was made** by Kate Valish to vote on approval of HOA funds for this purpose. Rita Pierson seconded the motion. **Motion did not carry.**

A common area step in front of Unit #98 is broken up with multiple large cracks posing safety and accessibility concerns. The board reviewed photos of the step. Adriane reviewed D&S General Contracting proposal to repair this. The bid totaled \$465.00 and included demo and repour of concrete. **Motion was made** by Carter

Rowles to vote on approval of HOA funds for this purpose. Rita Pierson seconded the motion. **Motion carried.**

Adjournment

The meeting was adjourned at 8:15 pm.

Minutes submitted by Kate Valish, Secretary, Reflections of Walnut Creek II HOA.

Date of approval: March 18, 2013