

**Minutes**  
Reflections of Walnut Creek II Owners Association  
Board of Directors Meeting  
April 16, 2012

**Attending**

Rita Pierson  
Michelle Parriott  
Carter Rowles  
Kate Valish  
Adriane Simons, Beck & Company

The meeting was called to order by Rita at 4:09 pm. All board members were in attendance along with Adriane Simons, property manager.

**Minutes From The Previous Board Meeting**

Rita made a motion to approve the March 15, 2012 meeting minutes and Carter provided a second to the motion. The board voted to accept this motion.

**Financial Report**

No new updates were required at this time.

**Old Business**

The recycling and trash dumpster has been rearranged in a more orderly fashion. The recycling dumpster continues to be filled to capacity each week. The board will continue to revisit this to determine if a second recycling dumpster should be added to the property.

The annual owners meeting will be held on May 21<sup>st</sup> in the pool gazebo area. A ***Meet Your Neighbors Reception*** will be held from 6:00 pm – 6:30 pm. Light refreshments will be served. The annual meeting will begin promptly at 6:45 pm. All owners are highly encouraged to attend.

The landscape project is now underway. River rock has been added to many areas of the property. Once this ground phase is completed native plants will follow in pre-determined areas.

**New Business**

The board reviewed three bids for the pool fence painting project. The board has requested to interview two of the three proposed vendors for this to find out more detailed information on which vendor would provide the best product and service in relationship to the cost. The existing fence is original and has now rusted out in many areas. Adriane will set up these interviews after the annual meeting in May.

The board reviewed three bids for the gutter cleaning project. This will include cleaning leaves from the gutters and roofs as well as reattaching any loose gutters. Carter made a motion to accept Inman Construction, Inc. as the vendor and Michelle provided a second to the motion. The board voted to accept this motion.

The board discussed the pool decking project. The board has requested that Beck & Company seek bids for this so they can start reviewing them. It was suggested that the decking and resurfacing project take place at the same time in the off season.

There are sliding glass doors at the rear of many units that do not have the correct paint color on the trim around them. They have white trim that does not match the HOA's paint code. A mail piece will be sent to the owners of these units from Beck & Company containing options for correcting the violations. The owners will receive a 30 day window to remedy this instead of the standard 10 day window.

A motion was made to adjourn the meeting at 5:58 pm and Michelle seconded. The board voted to accept these motions.

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