

Minutes
Reflections of Walnut Creek II Owners Association
Board of Directors Meeting
June 2, 2011

Attending

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

The meeting was called to order by Rita at 4:03 pm. All board members were in attendance along with Adriane Simons, property manager.

Minutes From The Previous Board Meeting

Swayne made a motion to approve the April 4, 2011 meeting minutes and Michelle provided a second to the motion. The board voted to accept these motions.

Financial Report

No updates were reviewed at this time.

Old Business

NA

New Business

The owner of unit #64 has requested a special payment plan from the board for the special assessment that was approved at the owners' meeting in May. The owner has requested a reduction in the payment amount which will result in delayed recovery of the funds needed to move forward with the project. Kate Valish made a motion to vote on this proposal and the motion was seconded by Michelle Parriott. The motion was not carried by the board.

The next item was a review of the proposed single stream recycling plan for the complex. The board reviewed some proposed means of implementing this into the complex. There is currently no city mandate requiring implementation of this now. Michelle Parriott made a motion to table the vote on this topic and the motion was seconded. The board carried the motion by voice vote.

The final item was a review of the status of the gutter and fascia board replacement project which is targeted to begin in 2011. The board discussed how this project will be phased and how color selections will be made in a way that will best avoid re-work and additional costs for the owners.

The board concluded that two key paint vendors Sherwin and Behr should provide color swatch boards that show potential color combinations. This will allow the board to start the color selection process. The color selection should take place prior to the gutter selection so that a good color match will be made. The board is in agreement on this approach. As a next step, Adriane will reach out to the paint vendors for color boards.

A motion was made to adjourn the meeting at 4:50 pm and Michelle seconded. The board voted to accept these motions.

Minutes submitted by Kate Valish, Secretary.