

## **Meeting Minutes**

Reflections of Walnut Creek II Home Owners Association  
Board of Directors Meeting  
July 23, 2013

### **Call to Order**

A board of directors meeting of the Reflections of Walnut Creek II Home Owners Association was held at the Beck & Company Office at 8620 Burnet Road in Austin, Texas on July 23, 2013. The meeting convened at 4:45 pm, President Rita Pierson presiding, and Kate Valish, Secretary. Three of the four board members were in attendance along with Stan Schreiber, Beck & Company property manager and Dean Guilfoil from D&S Construction.

### **Board Members Attending**

Rita Pierson - President  
Carter Rowles - Treasurer  
Kate Valish - Secretary

### **Approval of Minutes**

**Motion was made** by Carter Rowles, and Kate Valish **seconded the motion** to approve the minutes of the March 18, 2013 board of directors meeting. **Motion carried.**

### **Financial Report** (Stan)

Stan reviewed all delinquencies and next steps on recovery of late payments and late fees.

### **Painting Report** (Dean Guilfoil from D&S Construction)

Dean gave the board an update on progress of the painting project. It is estimated that in approximately 3 weeks the project will be 100% completed.

### **Old Business**

#### **Review of annual meeting minutes**

The board reviewed the meeting minutes from the annual meeting for any additional follow up that needs to take place. The board reviewed agenda items from owner of unit #117 who submitted a proxy form with agenda items before the annual meeting but that were not found by Beck & Company until after the meeting. The items were in relation to parking on the property, having assigned parking spaces and concerns about cars and a motorcycle that needed to be removed from the property. The cars and motorcycle that needed to be removed have already been taken care of. This item is now closed.

The board discussed the suggestion of assigning parking. This has been shared in previous owners' meetings in years past but the majority of owners have not wanted to pursue this. The board can bring this up again at next annual meeting for

input from all owners. The overall rules on parking and each unit having two spaces is currently a part of the rules and regulations.

During the annual meeting the owner of unit #134 brought forward several items in the rules and regulations that need to be revised. The board will appoint an owner as Committee Chair for amending the rules and regulations. That person will then appoint committee members as needed. The committee chair will be asked to summarize all proposed amendments in one document to then share with the board at a future meeting. After the board approves the recommended revisions the changes will go before the HOA attorney to ensure compliance with all current state and local laws. The rules and regulations will then be amended accordingly.

### **Restricted Dog Breeds**

The board revisited an earlier question from owner of unit #93 about which dog breeds are restricted. Rules and regulation 8.2 states “*specific types of animals known to be vicious or dangerous are not allowed to be kept on property, i.e. Pit Bulls. The board will have the right to determine which other types of pets or breeds are not allowed.*” The only breed specifically named in the rules and regulations is the pit bull. The board has not opted to add new language prohibiting other breeds.

### **Owners Comments**

No owners attended the meeting.

### **New Business**

#### **Stains in the bottom of the pool**

The board discussed stains at the bottom of the newly plastered pool. The stained areas appear to be sand lying in the bottom of the pool. The board learned that the sand is embedded in the plaster. This took place during the renovation. Sand blew into the plaster prior to fully drying. The issue was brought to the Beck & Company property manager’s attention at the time of project completion by the board. The board was instructed by the Beck and Company property manager that the sand would work itself out of the plaster over time. This has not happened to date. Stan Schrieber has now contacted the pool company (H&H Tile and Plaster) to remedy. H&H has a one year warranty on their work.

#### **Vandalism of landscaping**

The garden bed near the pool area has been repeatedly vandalized. Owners on the property that may have any information on who is doing this are strongly encouraged to properly report it to 311 for prosecution and fine.

#### **Brick pillars (corner of Gracy Farms & Swearingen)**

The brick pillars in this area are in need of mason work repair. This repair involves mason work. D&S will provide a quote to the board for review to prepare this item.

### **Sewer line repairs unit #128**

There was a sewer line back up in June near this unit. A camera was placed in the line and found a small break in the line. Bids to repair were obtained from Allstate and StarTech and \$2,800 and \$3,100 accordingly. **Motion was made** by Kate Valish and Carter Rowles **seconded the motion** to auger this line as needed which may be once a year until we have more funds to do the full repair of the broken line. This **motion carried**.

### **Dogs off leash**

There have been some reports of dogs not on leash on the property. Reminder will be placed in kiosk that according to HOA rules and regulations all dogs must be on leash at all times on the property.

### **Questions from owner of unit #58**

The board brought forward items on behalf of owner of unit #58. The first was to report that the dumpster across from his unit is not consistently put back inside the fence area. Stan will be reporting this again to Central Texas Refuse.

The next item was general questions about the porter service. Stan provided this information to the board. Stan provided the board with the past few months of work logs that the porter completes for her review.

### **Pool house doors**

The doors on the pool house have mostly rotted out. The board will not be pursuing a repair at this time but will table for future agendas in 2014 when more funds are available.

### **Adjournment**

The meeting was adjourned at 6:13 pm.

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

**Date of approval: 9-3-13 by email.**