

Meeting Minutes

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

Call to Order

A special owners meeting of the Reflections of Walnut Creek II Home Owners Association was held at the Millwood Branch Austin Public Library on February 27, 2013. The meeting convened at 6:58 pm, President Rita Pierson presiding, and Kate Valish, Secretary. A quorum was established with 33.58% of owners were present in person or by proxy.

Proof of notice of meeting was mailed to each owner prior to the meeting. All board members were in attendance along with Adriane Simons, Beck & Company property manager. Each of the owners present recorded their attendance on a sign in sheet which is archived at Beck & Company.

Board Members Attending

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

The purpose of the special meeting was to discuss a proposed special assessment in the amount of \$40,000 that will finish funding the exterior renovation project. This would include gutter replacement, painting of all buildings and doors as well as replacement of specified siding with Hardi Plank.

Owners asked Adriane and the board questions about the project, how it would be conducted etc. One owner pointed out that the bottom few inches of Hardi Plank that is often exposed in projects like these can expose the studs to dry rot. Adriane said she is aware of that issue and will address with the selected contractor.

Owner from unit 1 offered to do a mock up rendering of paint colors when they are chosen so owners can easily see the different building styles in the different color options. Kate Valish, Secretary will coordinate with her on this.

The board will be asking owners for their input on final paint color selections before a decision is made.

If the assessment passes, coupons will be issued by Beck & Company with full payment instructions and options. The board will also meet with a few different contractors to interview them for this project.

Owners then placed their written votes on the special assessment. Adriane of Beck & Company collected all votes and tabulated the results.

The special assessment passed with 93% of the owners present or by proxy voting in favor of the assessment.

Adjournment

The meeting was adjourned at 7:31 pm.

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

Date of approval: March 18, 2013