

**WOLF CREEK MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
MAY 20, 2024
NOTICE and AGENDA**

Wolf Creek Clubhouse Meeting Room
31813 Murdock Lane
Temecula, CA 92590

GENERAL SESSION - CALL TO ORDER

6:00pm

EXECUTIVE SESSION DISCLOSURE

DISCUSSION

REPORTS – MANAGEMENT & DIRECTORS

A. WORK ORDER REPORT

B. DIRECTOR’S REPORT(S)

HOMEOWNER FORUM

During Homeowner Forum, items not included on the agenda that are raised by a homeowner may be briefly responded to by the Board or Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board and arose after the agenda was posted and/or distributed. Each homeowner will receive a minimum of (3) three minutes to address the Board in accordance with the Open Meeting Act, California Civil Code section 4925(b).

CONSENT CALENDAR

To expedite the board meeting, Management has placed the following items of business on the Consent Calendar.

C. MARCH 18, 2024 GENERAL SESSION MINUTES

D. MARCH & APRIL 2024 FINANCIALS

E. LIEN APPROVAL DUE TO PAST DUE ASSESSMENTS

NEW BUSINESS

F. POOL MONITOR SCHEDULE

G. DRIVEWAY EXPANSION RULE

H. CITY OF TEMECULA – PROPOSED SKATE FACILITY

I. COMMUNITY CENTER – EXTERIOR PAINT PROJECT

NEXT GENERAL SESSION MEETING ANNOUNCEMENT

ADJOURN TO EXECUTIVE SESSION

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EXECUTIVE SESSION – CALL TO ORDER (*directly following general session*) **6:00 p.m.**

CONSENT CALENDAR

A. APRIL 15, 2024 EXECUTIVE SESSION MINUTES

COLLECTIONS

B. AGED RECEIVABLE REPORT & ATTORNEY STATUS REPORT

OLD BUSINESS

C. LEGAL MATTER – HARASSMENT & DISCRIMINATION CLAIMS IN HOAs

NEW BUSINESS

D. CONTRACTUAL MATTER – MAINTENANCE OF THE POOLS & SPA

VIOLATIONS - HEARINGS, CORRESPONDENCE & REPORT

E. VIOLATION HEARINGS

F. VIOLATION CORRESPONDENCE

G. OPEN VIOLATION REPORT

Adjourn Executive Session