

**WOLF CREEK MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
MARCH 20, 2023
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. FEBRUARY 20, 2023 GENERAL SESSION MINUTES

D. FEBRUARY 2023 FINANCIALS

E. LIEN APPROVALS DUE TO PAST DUE ASSESSMENTS

OLD BUSINESS

F. PERGOLAS AT THE COMMUNITY CENTER (2) AND WOLF CREEK DRIVE (4) & APPROVAL OF INVOICE(S)

G. MONITORING OF THREE (3) GATES AT COMMUNITY CENTER

NEW BUSINESS

H. COMMUNITY MAILBOX VANDALISM/THEFT

I. FINANCIAL REVIEW – FISCAL YEAR 2022

J. INSURANCE RENEWAL APRIL 20, 2023

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K. CONTRIBUTION TO CLAC - "BUCK A DOOR" CAMPAIGN

NEXT GENERAL SESSION MEETING ANNOUNCEMENT

The Next General Session meeting will be held on Monday, May 15, 2023 at 6:00pm.

ADJOURN TO EXECUTIVE SESSION

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

CONSENT CALENDAR

A. FEBRUARY 20, 2023 EXECUTIVE SESSION MINUTES

COLLECTIONS

B. AGED RECEIVABLE REPORT & ATTORNEY STATUS REPORT

VIOLATIONS - HEARINGS, CORRESPONDENCE & REPORT

C. VIOLATION HEARINGS

D. VIOLATION CORRESPONDENCE

E. OPEN VIOLATION REPORT

Adjourn Executive Session