

**WOLF CREEK MAINTENANCE CORPORATION
BOARD OF DIRECTORS MEETING
MAY 19, 2025
NOTICE and AGENDA**

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

GENERAL SESSION - CALL TO ORDER

6:00pm

EXECUTIVE SESSION DISCLOSURE

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 17, 2025 GENERAL SESSION MINUTES
- D. MARCH & APRIL 2025 FINANCIALS
- E. LIEN APPROVALS DUE TO PAST DUE ASSESSMENTS

OLD BUSINESS

- F. ESTIMATES TO TRIM TREES

NEW BUSINESS

- G. 2026 RESERVE STUDY
- H. HOLIDAY LIGHTING, DISPLAYS & PERMANENT LIGHTING POLICY
- I. GREAT OAK TRAIL – LANDSCAPE ESTIMATES
- J. CAMERA – RESTORE SIGNAL

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K. TAX PAYMENT TO STATE

L. ARCHITECTURAL APPEAL(S)

NEXT GENERAL SESSION MEETING ANNOUNCEMENT

The Next General Session meeting will be held on Monday, July 21, 2025 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. MARCH 17, 2025 EXECUTIVE SESSION MINUTES

COLLECTIONS

B. AGED RECEIVABLE REPORT & ATTORNEY STATUS REPORT

1. Account # 8535007 – Request for Payment Plan

OLD BUSINESS

C. LEGAL MATTER – DESIGN REVIEW COMMITTEE - VARIANCE

NEW BUSINESS

D. LEGAL MATTER – PARKING WITHIN TAMARACK

VIOLATIONS - HEARINGS, CORRESPONDENCE & REPORT

E. VIOLATION HEARINGS

F. VIOLATION CORRESPONDENCE

G. OPEN VIOLATION REPORT

Adjourn Executive Session