

**WOLF CREEK MAINTENANCE CORPORATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 18, 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. JULY 17, 2023 GENERAL SESSION MINUTES

D. JULY & AUGUST 2023 FINANCIALS

E. ANNUAL MEETING OF THE MEMBERS ON JULY 17, 2023

F. LIEN APPROVALS DUE TO PAST DUE ASSESSMENTS

**OLD BUSINESS**

G. MAILBOX THEFT/VANDALISM

**NEW BUSINESS**

H. ORGANIZATIONAL SESSION – ELECTION OF OFFICERS

I. REFURBISHMENT OF POOL FURNITURE

J. 2024 DRAFT BUDGET

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K. ARCHITECTURAL APPEAL

**NEXT GENERAL SESSION MEETING ANNOUNCEMENT**

The Next General Session meeting will be held on Monday, November 20, 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. AUGUST 21, 2023 EXECUTIVE SESSION MINUTES

**COLLECTIONS**

B. AGED RECEIVABLE REPORT & ATTORNEY STATUS REPORT

C. LEGAL MATTER – SBS LIEN SERVICES

**OLD BUSINESS**

D. BASKETBALL STANDARDS RULE CHANGE

**NEW BUSINESS**

E. PERSONAL TOUCH CLEANING - ANNUAL INCREASE

F. BREAKPOINT POOLS - ANNUAL INCREASE

G. AVALON MANAGEMENT - ANNUAL INCREASE

H. WAIVER AND RELEASE AGREEMENT

I. ELECTRIC BICYCLES – LETTER TO CITY OF TEMECULA

**VIOLATIONS - HEARINGS, CORRESPONDENCE & REPORT**

J. VIOLATION HEARINGS

K. VIOLATION CORRESPONDENCE

L. OPEN VIOLATION REPORT