

Qualchan Hills Homeowners Association

Annual Meeting

Monday January 28, 2013

A. Call to Order

Meeting was called to order at 6:02 P.M.

B. Determination of Quorum

Determination of Quorum: It was determined that a quorum was established through a combination of Association members present and proxy ballots submitted that totaled 25. There are a total of 96 votes possible.

C. Introduction of Board Members, Management Co., and Homeowners

Board Members: Lynn Reilly, President; Dan Skindzier, Vice-President; Arthur Corcoran, Secretary; and Mark Dartley, Member-at-Large

Mark moved and passed on his Secretary roll to Art. Art filled-in last year and will take over as Secretary for the remainder of the 4-year term

WEB Properties Inc: Don Wilhelm, Property Manager; and William Butler, President

Homeowners: Refer to Sign-in Sheet

D. Review of 2012 Annual Meeting Minutes, Approval of 2012 Minutes

Mark read the meeting minutes from October 1 2012. Minutes were reviewed and approved.

E. Summary of 2012 Financial Report

WEB Properties Inc. presented the financial report. A hard copy was issued to all present. In detail, Don read the Cash Flow chart for 2012. Total income for the month of December was \$6,186.51. The total 12 month income was 101,930.98. Total expenses for the month of December were \$6,290.43. The total 12 month income was \$97,852.47. The 2012 beginning operating balance was \$7,029.99 and the ending balance was \$6,926.07. The ending savings balance was \$35,784.

F. Overview of 2013 Annual Budget

WEB Properties Inc. presented the annual budget. A hard copy was also issued to all present. Don read the 2013 budget summary. The budget for 2013 total income will be \$106,269. The budget for 2013 total operating expenses will be \$105,905.

G. ARC

Dan presented the Arc report which consisted of answering questions about:

- Political signs
- Replacing existing rain gutters
- Building a dog run on own property
- Cutting down trees on own property
- repairing a front deck with newer wood
- Building a rock retaining wall

Approved action items:

- New exterior painting of two properties (1309 S. Lincoln Blvd and 4725 Keyes Ct.)
- New fences at two houses (1303 W Bolan and 924 Winder)

H. Year in Review

Lynn gave a year in review:

- A transition was made from McVicars to WEB properties for management assistance to the HOA.
- Detailed line items were added to our accounting documents for identifying income and expenses more precisely.
- Fire hydrant and backflow maintenance was performed.
- Issues of Compliance to the rules and regulations of the HOA were addressed.
- Water usage and conservation was addressed.
- A lawsuit was filed against the HOA in Sept 2012 and pertains to alleged incidents that occurred between 2007-2009.

I. Vote to Approve New Reserve Fund Assessment

A vote was taken to approve the New Reserve Fund. Before the vote was taken Bill gave a short explanation of the purpose of having a reserve fund. Some key points were

- The state requires a reserve study be done to prevent a special assessment.
- The reserve study must be done by a private party.
- The reserve study is projected over a 30 year period.
- Reserve funds are kept separate from Operations and Savings.
- Reserve Funds can only be used for capital items and need board approval.
- The proposed cost will be \$18 for private streets and \$4 for public streets.

After the votes were counted, it was concluded that the Reserve Fund was passed by a vote of 22 for and 3 against.

J. Comments/Questions

One resident voiced concern with paying for repairs on streets other than the one on which they live. Lynn addressed the comment by stating, we feel it is all of our responsibilities under the homeowner association to appropriately divide all associated cost under most circumstances such as road and utility repairs.

K. Adjournment

7:30