

**Qualchan Hills Homeowners Association  
Annual Meeting  
Monday January 27, 2014**

**A. Call to Order**

Meeting was called to order at 6:06 P.M

**B. Determination of Quorum**

Determination of Quorum: It was determined that a quorum was not established through a combination of Association members present and proxy ballots submitted that totaled 23. There are a total of 96 votes possible.

**C. Introduction**

Board members: Lynn Reilly President, Dan Skinzer Vice President, Arthur Corcoran Secretary; as well as, the web properties management team: William Butler, Nikki Bardwell, and Andy Butler.

Not including members of the board and property management there were seven people in attendance. For more information please refer to sign in sheet.

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

I (Arthur Corcoran, Secretary) give a brief accounting of the minutes from last year's annual meeting. Three important items were mentioned:

- The establishment of a reserve fund was for Maintenance and Street repairs
- Property management began sending out a monthly newsletter.
- The HOA was involved in a Lawsuit over water resources.

The January 2013 meeting minutes were approved with only one change. In determining a quorum it was noted that there were 29 people present in attendance or by proxy instead of 24.

**E. Call for Board Position Nominations**

Lynn Reilly announced that she will be stepping down from the board and that will create a vacancy on the board.

Nominations: Lynn Reilly President made a call to the floor for nominations.

I (Corcoran, Secretary) nominated Willie Masten for the board.

Willie Masten accepted his nomination for the board.

A vote was taken and 17 people voted to appoint Mr. Masten to the board.

Ballots will be sent out by mail to all HOA members who were not in attendance at the meeting in order to collect the minimum number of vote's necessary to approve a new board member.

#### **F. Summary of 2013 Financials**

Bill gave a review of the 2013 Financials which focused on the 2013-2014 Budget comparison. See 2014 Budget to 2013 Actual comparison.

The HOA has begun pursuing homeowners who are egregiously overdue (approx. a year or more) in their dues with an audit. A lean has been made on one home and others pending on homes that owe an excessive amount.

#### **Savings**

Mr. Butler reminded the members that savings can be used at will. However, reserve funds can only be used for reserve issues.

- We are planning to talk with Donna Simanton regarding her annual donation the park fund.

#### **Expenses**

There was a \$4,566.89 deficit in the total income for the 2014. Money was taken out of savings to pay for the deficit.

#### **G. Budget**

Costs incurred for street repairs will be rebuilt through the reserve budget. Snow removal is the main budget issue.

#### **H. Architectural Review Committee Report for 2013**

Mr. Skinzer gave a review of projects that were approved in 2013.

- Keyes Ct. approved two fence requests
- Keyes Ct approved one re-roofing request
- Keyes Ct. approved three house painting requests
- Kip lane approved two house painting requests
- Kip lane responded to shed query and sent copy of rules from CCR's. Did not hear back from requestor.
- Winder lane approved one house painting request
- Winder lane approved a request to replace front yard tree with different tree.

- Bolan approved rear yard landscape remodel scheme with multi-level plan and small retaining walls.
- Bolan Ave – received request for additional street lighting in front of several vacant lots. Still under review.
- Request for peace pole
- Locked gate on dandy

#### **I. Ms. Reilly gave the year in review**

- Violations have been given to homeowners who do not comply with the CC&R regulations
- The lawsuit involving the HOA has been resolved and handled by the our insurance company
- Fire hydrants were inspected
- Speed bumps have been painted
- We have begun tracking reserve study
- A peace pole has been erected in the Qualchan Garden area.
- The HOA has begun pursuing homeowners with egregiously overdue (approx. a year or more) HOA dues.

#### **J. Ms. Reilly opened the floor to questions:**

A property manager who manages houses in the HOA wanted to know whether or not she needed approval to paint a house. It has come to our attention that the she manages duplex properties that are located at the intersection of Qualchan Rd. and Cheney Spokane Rd. These properties are supposedly in the Qualchan Hills HOA. WEB properties is going to check on this.

One homeowner expressed concern over the ice buildup at the bottom the hill on Qualchan Rd. accessing the freeway. Mr. Butler said that they had melted the ice in the past but stopped because of a lack of effectiveness in stopping the accumulation of buildup. Mr. Skinzer is going to check into this issue.

#### **K. Adjournment**

The meeting was adjourned at 6:30 P.M.