

# **QUALCHAN HOMEOWNERS ASSOCIATION**

## **ANNUAL MEETING MINUTES**

**January 25, 2016**

### **CALL TO ORDER**

The meeting was called to order at 6:08pm. The meeting was held at the Lutheran Church on HWY 195.

### **DETERMINATION OF QUORUM**

It was determined that a quorum was not represented: 18 proxies were received, 29 were needed. There will be a special meeting per the Bylaws to elect a Director for the open Director's Position. It was also discussed that a position is held for a 4 year term as written in the By-laws.

### **INTRODUCTIONS**

Board members present: President Dan Skindzier, Vice President Willie Masten, Secretary Anne Franks, Arc Chairman Warren Franks. WEB Management team present are Bill Butler, Eric Lundin, and Sherry Sweeney. The homeowners present were introduced; please refer to the sign in sheet for more detail.

### **2015 ANNUAL MEETING MINUTES**

Minutes were read and approved with no corrections.

### **SUMMARY OF 2015-2016 FINANCIALS**

Eric Lundin gave a review of 2015 income and expenses, focusing on 2013-2015 budget comparisons. The HOA has been pursuing homeowners who are delinquent using multiple remedies for collection, including taking legal action. Eric explained in detail Total Expenses vs. Total Income to illustrate the shortfall in operating revenue for the HOA.

A question was asked from the audience about the Reserve Study. Bill Butler explained the Reserve Study and how it is a long-term plan to save money in a separate account used to fund street repairs and other capital expenses.

### **DELINQUENCY REPORT**

The Board has decided to take legal action against the two homeowners with the most excessive delinquent fees. The Board is seeking a money judgement through district court instead of foreclosing on the lien because of the reduced costs and time involved in pursuing a money judgment. Bill noted that letters offering to settle accounts or set up payment arrangements are being sent out first.

### **MEMBERSHIP DUES DISCUSSION**

It was decided that there will need to be further discussions by the Board about an increase in HOA Dues. Expenses for Qualchan Gardens, maintaining common areas and street maintenance has risen due to inflation and income has not kept up with costs.

## **ARCHITECTURAL REVIEW**

Warren Franks summarized architectural requests and approvals in 2015. Fences, Decks, and Roofs were among some of the requests made and approved. Nothing out of the ordinary was built.

## **YEAR IN REVIEW**

Dan Skindzier gave his Presidents Year in Review. He discussed many topics, including the following:

- Concrete Bolan and Pender Lane will be looked at.
  - Dick Theil offered to help give advice to the land scape company in taking care of the HOA pond & Gazebo area on Bolan.
  - Reserve Study Timeline
  - Concrete Apron Repair at Private Street entrances.
  - Seal Coating Winder Ln
  - Plants to be planted around the entrance easement.
- Qualchan Gardens will now be the official name of the formerly known Qualchan Park.

He thanked the membership for attending the meeting, and asked for volunteers to help with running the HOA.

## **OPEN FORUM – Questions and Comments**

A homeowner suggested that entrance to the development be decorated at Christmas time.

Creation of a new Web page is being discussed with new pictures and suggestions.

Ann Franks would like to see and help organize a social gathering to bring the neighborhoods together. She suggested a potluck, barbeque, or ice cream type social.

A homeowner suggested better weed control on the hillside entrance. She stated it has been overrun with thick thistle and other yard waste.

Next Board meeting is expected to be in April, date and time to be announced later.

## **ADJOURNMENT**

The meeting was adjourned at 7:45PM.