

QUALCHAN HOMEOWNERS ASSOCIATION

ANNUAL MEETING

January 26, 2015

CALL TO ORDER

The meeting was called to order at 6:07. The meeting was held at the Lutheran Church on HWY 195.

DETERMINATION OF QUORUM

It was determined that a quorum was represented: 30 proxies were received, 7 members were present, plus the Board members present.

INTRODUCTIONS

Board members present: President Dan Skindzier, Vice President Willie Masten, Secretary Anne Franks, Arc Chairman Warren Franks. Web Management team: Bill Butler and Mel Best. Homeowners present were introduced.

2014 ANNUAL MEETING MINUTES

Minutes were read, two corrections were made and they were approved as corrected.

CALL FOR BOARD MEMBER NOMINATIONS

Dwight Palmer was nominated and declined. One Board position is available. Ann Franks is filling the secretary position temporarily. The board will be actively seeking a regular board member.

SUMMARY OF 2014 FINANCIALS

Mel Best and Bill Butler gave a review of 2014 and focused on 2014-2015 comparison. See 2015 Budget to 2014 actual comparison. The HOA has been pursuing homeowners who are delinquent. The lien and foreclosure process for delinquent dues was explained. HOA members were asked if a financial audit should be done for FY 2013. A majority vote was received voting that the audit should not occur in 214. .

ARCHITECTURAL REVIEW

- 4745 Keyes Court – approval of house repaint color
- 4728 Keyes Court – Inquiry re natural gas line extension. Referred to City
- 4728 Keyes Court – Inquiry re QHHA fence specs
- 1323 Qualchan Dr.- Request to replace existing decks @ Johnson duplexes
- 1323 Qualchan Dr. – Received City approval of deck replacement
- 1323 – Decks completed and approved
- Edge/Keyes Court – Request approval to perform siding repair

YEAR IN REVIEW

The President gave the year in review report.

- Art Cochran left Qualchan Hills Board as a result of moving out of Qualchan
- Welcoming Mel Best to Web Properties and replacing Nikki Bardwell as our WEB Properties representative
- Installation of two new Street Lights on Bolan Ave.
- Reserve Study-Side Walk Repairs Kip Lane/Keys Ct
- Retirement of Dick Thiel after 10 years taking care of the HOA park, pond, and gazebo on Bolan. The Board is presenting Dick a \$50.00 gift certificate for his service.
- HOA Park sidewalks sealed by John Carl who volunteered his labor and expertise.
- 2013 Audit-Voted by homeowners not to complete.

OPEN FORUM – Questions and Comments

Dwight Palmer noted that Pender Lane entrance needs repair. Kip Lane entrance also needs repair. Duplexes on Qualchan Rd need entrance repair. The entrances to the duplex at 816 W Lincoln Blvd also need to be evaluated for repairs. Donna Simanton (via Palmer) suggested that entrance to the development be decorated at Christmas time. A Street light on Lincoln Blvd is staying on all day. Two water valve lids at 4815 Kip Lane need repair. Dan received an inquiry re: looking at our accounts at Web Properties and Bill explained the procedure and a cost of \$100.00 would be associated. Dan explained there is an official legal challenge to our Web page: copyright infringement regarding the picture of the small squirrel. WEB properties received advice and feedback from attorneys about the costs associated with the challenge. Motion was made by Dan that we pay the penalty of \$1000.00 instead of taking the matter to court. This motion was approved by the board. HOA members present also concurred by vote. Meanwhile, the Web page is shutdown. Creation of a new Web page is being investigated.

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

ADJOURNMENT

The meeting was adjourned at 7:05PM.

Respectfully submitted,

Anne Franks, Secretary