

Qualchan Hills Homeowners Association

Board of Directors Meeting Minutes April 29, 2013

The meeting was called to order at 6:00 PM and attended by Lynn Reilly, President; Dan Skindzier, Vice-President; Arthur Corcoran, Secretary; Don Wilhelm, Property Manager; Nicky Bardwell, Administrative Assistant; and William Butler, President - WEB Properties

Minutes from November 12, 2012 were reviewed and approved under the condition that a change be made under new business: the proposed rate increase for all private streets was \$18.

A. Financial Report

Mr. Wilhelm gave the financial report beginning with the current association balances. The total amount in savings was \$35,797.35. The total amount in the park fund was \$5,579.89. Mr. Butler said that they would be creating a separate line item for the park fund detailing expenses. Mr. Wilhelm then explained that year to date expenses totaled \$20,606.74. Which was \$799.74 over budget. The reason for the above average expenditures was due to the utility reimbursement that was sent out to home owners. Overdue home owner assessments totaled \$6,011.10 as of the 29th of April. Liens were filed against 4733 and 4748 on Keys Ct. A copy of the Liens and a demand statement was sent to the homeowners and we are waiting to hear back. If there is no action by May 1st a letter from an attorney will be sent. It was noted that several homeowners did not include the increase in monthly dues. WEB properties will rebill those individuals.

B. Old Business

- Mr. Wilhelm, Mr. Skindzier, and Dick Thiel (Homeowner) all met with the New Attorney Andrew Kinsler regarding the lawsuit. The neighbors that have been implicated in the dispute are seeking a summary judgment.
- A utility agreement has been drawn up and sent to Rob Doherty. The possibility of a fee for failure to adhere to the contract was discussed.

C. Sidewalk on Kip Ln.

Mr. Pham on Kip Ln. is concerned with cars driving on the sidewalk to get around the speed bump. The board discussed possible solutions but agreed that because we can not identify the individual(s) driving on the sidewalk there is nothing that could be done. It was noted that Mr. Pham should discontinue parking his car on the sidewalk to prevent people from driving around the speed bump, as this just aggravates the settling of the sidewalk and blocks the fire lane.

D. New Business

- The board discussed whether or not to have the streets swept. Because of the clean condition of the streets the board voted unanimously not to pay to have the streets swept.
- The board voted unanimously to begin tracking street maintenance costs such as snow plowing more closely with the intent of investigating the potential for savings by cutting certain services.
- There has been growing concern from the community in the Latah Valley that there is a lack of Fire and Emergency Medical Response in the area. Neighboring communities wanted to raise the concern in hopes of generating support.
- The board agreed unanimously to keep their current positions for another year.
- The board voted unanimously not to pursue the purchase of the small section of property adjacent to the subdivision.
- The board discussed making the necessary changes to the website to keep it up to date: Changing the Christmas theme, removing the 2001 construction map, and removing the park sign up.
- Mr. Skindzer had a question about sprinkler repair and contact information during emergencies. Mr. Butler clarified that those issues can be dealt with by contacting WEB Properties directly.
- Mr. Corcoran asked if the association has anyone spray for weeds in common areas. Ms. Reilly responded that they do not, however they have in the past under special circumstances.
- A new date for the next board meeting was scheduled for Monday July 1st, at 5:00 P.M.