

## **Qualchan Hills Homeowners Association**

### **Board of Directors Meeting**

**October 7, 2013**

The meeting was called to order at 6:30 PM and attended by Lynn Reilly, President; Dan Skindzier, Vice-President; Arthur Corcoran, Secretary; Andy Butler WEB Properties Homeowners Association Management; and William Butler, President - WEB Properties

#### **Street Light Proposal**

The board welcomed homeowner Frank Johnston (1020 W. Bolan Ave). Mr. Johnston presented a proposal to add street lights on W. Bolan. Currently there are some street lights on Lincoln and on Bolan but they are not present from 1020 to 1004 W. Bolan. If approved this plan would allow three street lights to be placed along W. Bolan Ave. next to power transformers located at every other house. Inland Light and Power has said that they no longer provide street lights free of charge and the HOA would be responsible for the full amount of the installation. The cost of each street light would be \$1,200..The potential operating costs are unknown. The proposal included the installation of three street lights total, but Mr. Johnston was not apposed to a compromise if it is not possible to install all three. Mr. Johnston also said he would be willing to pay half the cost for installation of one of the street lights. He was not sure as to whether any other property owners would be willing to share the cost. Andy Butler is going to check with Inland Light and Power to see what the operating costs would be and whether they would be willing give the homeowners association a price break on the instillation expenses. The proposal will be discussed again after obtaining more info from Inland Light and Power and reviewing the current electrical payments.

#### **Approval of Meeting Minutes**

The board voted to approve the minutes from the meeting on July 1, 2013.

#### **Financial Report**

Andy Butler gave the financial report for the month of September beginning with the income for the month. The total income for the month of September was \$9,604.81. There was a total of \$3,325.22 in Homeowner Dues, \$942.00 in Reserve Assessments, \$65.34 in restitution payments, \$471.75 in Private Street Assessments and \$4,800.50 in utility income. The association balance for the month of June was \$35,820.02 in savings, and the total operating expenses were \$10,585.33 The total amount in the park fund was \$2,409.59.

Web properties will show a separate category in the financial report for the reserve fund.

WEB properties will be setting up a Park Fund checking account at the same financial institution that the other Qualchan accounts are currently at.

### **Review of Overdue Homeowners Assessments**

There are \$7,808.73 in outstanding homeowners dues. Upon review of the overdue assessments there are five homeowners who owe more than \$500.

- 4711 Keyes Ct. \$1,019.75
- 4733 Keyes Ct. \$1,797.22
- 4728 Keyes Ct. \$743.75
- 4710 Pender Ln. \$1,557.74
- 4702 Pender Ln. \$529.05 (647.40 as of 10-10)

### **Old Business**

- The board reviewed the details of the ongoing Pender Lane drainage issue. A gag order has been put into place regarding the details of the settlement.
- The residents of the Latah Valley have been asking for a local Fire/EMS station. A Fire District Exploratory Committee was formed to look at the feasibility of changing fire service in Spokane from a municipal department to a fire district or Regional Fire Authority. Eagle Ridge and Persimmon Woods HOA's have been active in the process.
- The peace pole for the park has been put up. There was a dedication ceremony for the unveiling of the peace pole and about 20 people were in attendance.
- ARC committee reviews for the summer of 2013 were as follows

Street light installation request for the three lights on Bolan - To be presented at the annual meeting.

1004 Winder Lane House painting – Approved

4719 S Keyes Ct. House painting- Approved

4704 Keyes Ct. House Painting – Approved

1016 W Bolan Landscaping back yard, minor level changes and small retaining walls, walkways, stairs, sprinklers, Gas BBQ, yard lights,-Approved

4752 S Keyes Ct. Rear yard chain link fence -Approved

4716 S. Keyes Ct. New roofing material and color – Approved

4744 S Keyes Ct. Paint House – Approved

4843 Kip Lane Paint House - Approved

Mr. Butler asked if Dan Skinzer would check to see if Randy Cameron on Bolan has received approval for his deck construction.

### **New Business**

- At our last meeting Dan Skinzer found an error in the Monthly Report from August. The error has since been corrected and \$113.04 has been moved from a Waterfalls/Pond Expense to a Park Expense.

- The Board discussed the future of the Park Fund and decided to wait until the new year to talk with Donna Simanton about her endowment for the park.
- In the month of June WEB properties sent out notices for CC&R violations. There were 4 first violation notices, 3 second violation notice, 3 first fine notices and 5 thank you letters to homeowners who corrected issues.
- M&M Lawn care conducted an annual fall pruning. The board decided they were happy with the service and voted to continue using them for the coming year.
- There will possibly be a meeting prior to the annual meeting to discuss the agenda, budget, etc.(Bill said that he would not charge the HOA for the additional meeting.)
- The meeting was adjourned at 8:30 P.M.