

Qualchan Hills Homeowners Association

Board of Directors Meeting Minutes

May 12th, 2014

Call to Order

The meeting was called to order at 6:10 P.M.

In attendance was; Dan Skindzier, President; Willie Masten, Vice-President; Arthur Corcoran, Secretary; William Butler, President - WEB Properties; Nikki Bardwell, WEB Properties Management.

Approval of Meeting Minutes

Meeting minutes from February 10th, 2014 were approved with one revision. The revision is to add that it is, "The recommendation of Web Properties that the board do an audit every 3 years". Never the less, a vote must be taken every year in order to skip an audit. What is being proposed is to do an audit in 2016 for the year 2015. As required by law 67% of the homeowners must vote to skip an audit (approximately 65 homes in Qualchan Hills). The board has decided that we would like to take a vote and if we do not get 65 homes then we will send out a second ballot. The board agreed that this information should be posted on the website for the homeowners.

Financials

Nikki Bardwell gave the financial report for April of 2014.

We collected \$3,449.50 in Homeowner Dues, \$1,274.00 Public Street Reserve Assessments, and \$481.00 in Private Street Reserve Assessments, \$130.68 in Restitution Payments, \$101.25 in late fees and interest and 4,627.75 in Utility Income. Total income for the month of April was \$9,534.18

The association balance for the month of April is \$2,321.77 in Operating, \$25,433.37 in Savings, \$21,156.31 in the Reserve Account and \$311.60 in the Park Fund, for a total balance of \$49,223.05.

Delinquencies

There are a total of \$8,229.99 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing fees, previous year utility payments and CC&R Violations. Of the 20 homeowners who still owe HOA dues the largest delinquencies are 4710 S. Pender Lane (-\$3,816.07) and 4736 on Keyes Ct. (-\$1,261.45).

Ms. Erickson (4702 S. Pender Lane) and her attorney requested that her dues for the month of October be absolved. The total amount would be \$50.25. The board took a vote and all board members voted unanimously to let Ms. Erickson be excused from paying dues for the month of October.

Jim Lister from Windermere real estate refuses to pay HOA dues on any of his properties. Bill has talked to Mr. Lister but he still refuses to pay dues on his property in the HOA.

CC&R violations were minimal for the month of April.

New Business

The savings in the Park fund has depleted so Nikki is going to take Donna Simanton out to Lunch to discuss the future of the park and its funding.

WEB Properties received bid estimates for repair work on Kip Ln., Keyes Ct., Pender Ln. and Winder Ln. There is an agreement between Qualchan Hills and Persimmon woods, that they are responsible for 83.3% of all road repair costs for Kip Ln.

The Board decided to move ahead with pursuing repairs on (1) Keyes Ct., (2) Kip Ln, (3) Winder Ln. in that order, but if Kip is not ready work will begin on Winder. Bids for Kip will have to be submitted to Persimmon Woods and agreed upon. The Board remained undecided on an asphalt contractor.

Bill reminded the board that repairs suggested in the reserve study are in turn and can be skipped.

Due to the increased interest in improving Fire and EMS response the Fire protection class has been changed from 7 – 9, Which will lower rates on homeowners insurance for some home owners depending on whether your insurance provider looks at zip code or WSRB..

Home owner Rod Massingale (1204 W. Boland) is requesting reimbursement for watering and maintaining a 20 Ft. wide common area beside his house. The board considered his request but agreed unanimously not to reimburse Mr. Massingale because there was no agreement between him and the HOA at any time to reimburse him for taking care of the common area.

Dan and I (Arthur) looked at the property and decided to let the common area go back to its natural state. WEB will draft a letter for the Board to review in response to Mr. Massingale.

Ms. Erickson called the WEB Properties office and asked Nikki to have a tree removed from her property. WEB is going to respond in a letter saying that she can have M&M do the tree removal if she oversees it.

Issues and discussion included in e-mail should now be included in the minutes.

McVicar's billed houses on Pender for water unevenly. Everybody ended up getting refunds when only two houses should have

Next Meeting

The next board meeting will be at 6:05 PM on Monday August 25th.

Adjourned

The meeting was adjourned at 7:30.