

Qualchan Hills Homeowners Association

Board of Directors Meeting Minutes

August 16, 2014

CALL TO ORDER

The meeting was called order at 6:05 PM.

In attendance: Dan Skindzier, President, Willie Maston, Vice President, Warren Franks, Arc Chairman, Anne Franks, Interim Secretary, Bill Butler, Web Properties President, Mel Best, Web Properties Management.

APPROVAL OF MINUTES

Board meeting minutes from the May 12, 2014, meeting were approved as written.

FINANCIALS

Mel Best gave the financial report as of July, 2014. We collected \$4,421.19 in Homeowner Dues, \$1,711.00 in Public Street Reserve Assessments, \$667.50 in Private Street Reserve Assessments, \$65.34 in Restitution Payments and \$6,564.10 in Utility Income. Total income for the month was \$13,284.55.

The association balance for the month of July is \$21,442.60 in Savings, \$768.97 in Operating, \$22,495.25 in Reserve, and \$5,174.49 in the Park Fund. The total of all accounts is \$49,881.31.

In July, there are \$8,545.75 in Outstanding Homeowners Dues, Late Fees, Interest, Lien Filing Fees, Previous Year Utility Payments and CC&R Violations. The amount is made up of 11 homeowners. Two of these homeowners owe for one quarter/month of dues. The largest delinquencies are 4710 S. Pender Lane who owes \$4,365.62 and Keeley Properties at 4736 S. Keyes Ct. owes \$1,843.13. These two delinquencies make up \$6,208.75 of the past due amount.

Expense overages are due to last year's audit and the lights on Bolan.

OLD BUSINESS

According to the CC&Rs, we need 67 no votes in order to forfeit an audit for this year. At this time, we have 45 no votes. Webb Properties will be sending out another notice to the homeowners, requesting votes on this matter. Mel will keep the Board informed regarding the votes as they are tabulated.

Mel will verify if the repairs on Keyes Crt and Kip Lane (sidewalks) have been done.

Keyes Crt has been sent a letter regarding the unkempt property. They have been given a pass this time. After two passes, the owner will get a fine. If nothing is done, another letter will be sent, then a fine; after two weeks, another letter, another fine, etc. CC&Rs say this can go on indefinitely.

Several complaints have been received about barking dogs in the neighborhood. Mel says that if homeowners will get the address of the disturbance, Web Properties will send a letter. However, complaints should be made to SCRAPS and they will send someone from the county to contact the homeowners.

ARC REPORT

Warren Franks reported no request for this period.

NEW BUSINESS

Referring to the Private Street Sealing Bids, Mel reported that Persimmon Woods does not believe that they are responsible for 83% of the cost and they are seeking council on this matter. They also think that repairs should go to their gate. Bill Butler recommends that our attorney write them a letter to them saying that we are trying to get work done and need to hear from them or we will start some action. Dan told him to hold off on this action until next year. Dan recommends that we schedule Winder and wait on Pender. A letter will be sent to Persimmon Woods stating this action. Cottonwood trees on the common area behind 1112 W. Lincoln will be removed by M&M and trees that are intruding on this property's fence will be removed.

E MAIL COMMUNICATION

Dan will summarize emails each period and they will become a part of the minutes. Since this is a new procedure, the emails that took place in June and July are inserted below and become a part of these minutes.

June 2014 E-mail Actions:

- *Art Cochran QHHOA Board Secretary moved out of Qualchan Hills and resigned as secretary.*
- *Dan Skindzier nominates Ann Franks as interim board secretary. Ann was approved to temporarily succeed Art Cochran.*
- *Keely Properties requested that half of the penalty fees accrued on the delinquent dues at 4736 Keyes Ct. be forgiven if they pay the delinquent dues and the remaining half of the penalty fees.*

The board rejected the proposal.

- *Gina Van Dessel requested the HOA to pay M&M to cut her grass in lieu of the agreed upon annual water usage agreement of \$150 to water the common area. The board rejected the proposal upon calculating that their would be an increast cost to the HOA of \$240.*

July2014 E-mail Actions:

- *Dona Simanton requested the HOA Board evaluate a proposal by John Carl to re-seal the sidewalk in Qualchan Park. Mr. Carl would donate his time if the HOA would pay for the sealant and supplies. Dan Skindzier and Warren Franks visited the park and both agreed the sidewalk needed to be sealed. Dona and carl were notified of the approval. Mr. Carl will submit an estimate of supplies and the invoice for re-imbusement.*
- *Dona Simanton provided the HOA with the Bond document that provides the \$500 annual park maintenance allowance. The document provided indicates the maintenance fee will terminate after Simanton is no longer personnaly able to send the maintenance allotment.*
- *Two new streetlights were installed on Bolan Ave by Inland Power as requested by the homeowners in the affected area and paid for by the HOA. Costs were: \$2,579.00.*

- *Mel best announced to the HOA Board that he was replacing Nikki as our HOA Manager within WEB Properties as Nikki was moving out of the Spokane area.*

NEXT MEETING

The next Board meeting will be held on December 8, 2014, at 6:00 PM at Trading Company.

ADJOUNED

The meeting was adjourned at 7:05 PM.

Respectfully submitted,

Anne Franks, Interim Secretary

Dan Skindzier

From: Dan Skindzier <danskinz@comcast.net>
Sent: Tuesday, August 12, 2014 9:18 PM
To: awfranks06@gmail.com
Cc: mel@webpropertiesinc.com; Williemasten@yahoo.com; bill@webpropertiesinc.com
Subject: E-mails

Ann:

In between board meetings it seems we communicate and make board decisions or other actions that may not get recorded.
This will be the first time we have included such info in the minutes if all agree this should be done at the August 18th meeting.

✂ So I have summarized the ones I remember here so we can include them in the next meeting minutes as "Board Email Actions."

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- Mel best announced to the HOA Board that he was replacing Nikki as our HOA Manager within WEB Properties as Nikki was moving out of the Spokane area.

Dan