

# **QUALCHAN HOMEOWNERS ASSOCIATION**

## **BOARD MINUTES**

**July 13, 2015**

### **CALL TO ORDER**

The meeting was called to order at 6:07

### **INTRODUCTIONS**

Board members present: President Dan Skindzier, Vice President Willie Maston, Secretary Anne Franks, Arc Chairman Warren Franks. Web Management team: Bill Butler and Eric Lundin, introduced as the new QHA Web Properties Manager.

### **APPROVAL OF MINUTES**

Minutes were read, APPROVED AS READ.

### **SUMMARY OF FINANCIALS**

Bill Butler gave a review of the financials. Board members were all furnished with copies of the Cash Flow Reports, Budget Comparisons, General Ledger reports, Customer Prepays. The Monthly Report shows the balances of the QHA as of the end of June as \$49,802.91.

### **OLD BUSINESS**

- \* Web Properties will get an estimate on construction of a QHA web page and report at the next Board meeting.
- \* Entry sign utilities – watering and lighting access. Renter wants \$30.00 annually for water and \$24.00 quarterly for power.
- \* Warren and Dan and Eric will look at the park on Pender. Property owner adjacent to park wants M&M to take care of the dead spots.
- \* Environment West presented an estimate on major repairs requested by Dick Thiel and Donna Simanton for the large park on Bolan. Discussion followed and it was agreed to get a second opinion. The total inclusive cost from Environment West totaled \$20,231.00. Discussion followed and no decision was made at this time.

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- Webb Prop/Bill gave a report on the Persimmon Woods/Attorney review of Inter-HOA agreements. It was decided that we should get numbers together before we go to them and also find out who is signatory to the agreement for Persimmon Woods. It is our attorney's belief that they are liable for this repair. Bill will get these numbers together and present them at the next Board meeting in October.
- Two things happened to Web Properties – computer malfunction and late notices did not go out. Measures are in place to prevent this from happening again.
- Bids have been requested from C & H Asphalt for overlay and crack seal work on Winder, Pender, Keyes and Kip Lanes, Bill wondered why we were holding funds in reserve when we collect the funds for streets. We either must do the work now or wait until next year. Discussion followed. **Motion: Dan made the motion and Willie seconded that we do the work now. Motion passed.**
- Cotton Wood trees on common area behinds Franks house will be cut down again by M&M.
- Warren made ARC Report . Two requests for house paint and one for deck replacement were approved.
- Regarding speed bumps on Keyes Court, post cards will be sent out to residents in order to get their opinion.

**EMAIL COMMUNICATIONS FROM BOARD MEMBERS FOR HOA BUSINESS:**

1. **PENDER PARK:**

4-27-1 Board received an e-mail from Geana Vandessel on Pender Lane indicating the vacant HOA lot next to her house has dying grass. Dan, Willie, and Warren conducted a site visit at the lot to investigate conditions. Dan notified Andy Butler at WEB properties of the problem, and Andy stated he would discuss options with M&M Landscaping.

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2. **HOA PARK AND POND ON BOLAN AVE:**

6-15-15 Dick Thiel presented receipts to Dan Skindzier for repairs he made to the Park Pond Lights and cleaning of the park Pond. Total was \$34.00 Board members agreed to pay for the repairs. Dick presented photos depicting a heavy buildup of algae in the pond. Dick cleaned the pond the best he could and requested again that the HOA Board find a suitable contractor to maintain the pond on a regular basis for cleaning, treatment, and seasonal shutdown and startup. Dick also indicated to the HOA Board that he would solicit bids from Environment West to make repairs to the edging in the park as well as perform cleanup of the garden beds in the park. In July Dick did submit bid proposals from Environment West for various repairs, maintenance, and improvements of the Park.

3. **ENTRY SIGN AND GARDEN UTILITY AGREEMENT:**

6-29-15 Eric Lundin and Dan Skindzier communicated by e-mail to review, approve, and sign the utility agreement between the HOA and Mr. Daugherty for use of water and power from his rental at the entry of the HOA. The utility agreement was signed and approved. The agreement states the HOA will pay the renter of the 1<sup>st</sup> house \$24 per month for electricity to light up the entry sign,, and \$30 annually for water for flowers around the entry sign. The agreement allows or adjustments resulting to utility rate increases.

**NEW BUSINESS**

- It was agreed that M&M will trim tree limbs and shrubs back off of roadway on Pender and Winder. Also they will trim along Lincoln Blvd.

Next Board Meeting scheduled for October 5, 2015, 6:00 PM, upstairs meeting room at Trading Company..

Respectfully submitted,

Anne Franks