

QUALCHAN HOMEOWNERS ASSOCIATION

BOARD MINUTES

Oct 5, 2015

CALL TO ORDER

The meeting was called to order at 6:00 PM.

Board members present: President Dan Skindzier, Vice President Willie Maston, Secretary Anne Franks, Web Management team: Bill Butler and Eric Lundin, Eric was 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 August as \$30,970.89.

OLD BUSINESS

Bill Butler gave two lengthy profiles of delinquencies that were requested at the last Board meeting: 4736 S. Keyes Court and 4710 S. Pender Lane. See attached profiles. Willie Maston made the motion to have an attorney file suit in District Court to pursue collections from Andrey Germanovich - 4710 S, Pender Lane, and Keeley Properties - 4736 S. Keyes Court. Motion was seconded by Anne Franks. Motion carried and approved.

Rob Daughtry filed for electricity and water agreement and this agreement was agreed to and signed by all parties.

Watering Pender Swale has been taken off of Gena Vandessel's timer and is now on our own battery operated clock for easier control by the lawn maintenance contractor. The swale/Pender Park grassy area was aerated and leveled by M&M to see if the brown areas will recover. Sprinkler heads were also repaired and adjusted.

Kip, Keyes and Pender were seal coated and crack sealed; Winder Ln. just had crack sealing due to the weather being too cold to perform the seal coat. C & H have said that they will hold our bids for us. There are asphalt bubbles on Keyes Ct. and Kip Ln. and they will be repaired in the spring. Cold patch will be used on the drainage grate on Pender through the winter.

An update on Pender Park was given. An email was received today regarding a bid on the concrete edging in the amount of \$1500. According to the original bid. Anne Franks made the motion that Dan will work with Dick and Donna and request from them a final contract with all costs. Once reviewed to the Board's approval, they will be allowed to proceed. Donna will pay the contractor directly. Willie seconded and the motion was approved.

NEW BUSINESS

Stop signs at Keyes and Winder need to be replaced and will be taken care of.

Pruning, common area maintenance and cutbacks will be looked at and discussed at the next Board meeting. This includes bark at entrance hillside.

The gate at Persimmon Woods will be repaired.

A letter was sent to 4741 Keyes Crt regarding the cleanup of the property. The owner said that she would take care of it and she did so.

There was letter of complaint from homeowner Massingale regarding the rental next door to him on Bolan. The boards are faded, etc., and he stated that this was not acceptable to him.

There is nothing new at this time regarding the new web site.

EMAIL INFORMATION INSERTS SINCE THE LAST MEETING

Eric and Warren communicated to clean up the weeds and cottonwood trees below Warrens yard in the common areas.

Dan and Warren communicated to remove the damaged fence and rails on the north side of Qualchan gardens park on Pender lane. Dan felt repairing the fence did not make sense since it was too close to the roadway making backing out of driveways difficult, and subjecting the fence to frequent damage.

The renter at 477 Keyes Ct ignored the keep off signs during the sealing process of the street and caused damage. A bill was sent to the property owner in the amount of \$350 to reimburse the HOA for damages.

WEB properties sent Dan and Willie a form to sign authorizing the transfer of Reserve funds into the general account to pay for the road sealing contracts.

The next Board meeting will be held on December 7th at 6: PM in the upstairs meeting room at Trading Company.

The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Anne Franks, Acting Secretary