

QUALCHAN HOMEOWNERS ASSOCIATION

Board Minutes

February 22, 2016

CALL TO ORDER

The meeting was called to order at 6:01 PM.

Board members present: Newly Elect President Willie Masten, newly elect Vice President Anne Franks, Appointed Secretary Dan Skindzier and the WEB Management team: Bill Butler and the HOA administrative assistant Sherry Sweeney.

APPROVAL OF MINUTES

Minutes were read, Ann motioned to approve, Dan seconded the motion, all approved.

SUMMARY OF FINANCIALS

Bill Butler gave a review of the financials. Board members were all furnished with copies of the Board of Directors Mtg. Agenda along with the numbers of the YTD Income and Expenses.

OLD BUSINESS

Bill Butler gave an update to the Board regarding the serve on the homeowner at 4710 S Pender Ln. Bill stated that the homeowner has been elusive to the process server and it is still in process. If this action is not able to be given directly to him then the next option will be to publish it.

The Board also discussed the property at 1110 Bolan. Bill Butler gave them information on the homeowner that is still trying to get some bids. Now that change of season is here, the homeowner and WEB Properties will be taking the steps needed to help her complete the clean-up.

The website was discussed with a page that was copied and handed out to Board to show how the format of the Website is laid out. The Board liked that the site has 3 years of Board & Annual Meeting Minutes along with a financial summary, reserve study, and the controlling documents.

NEW BUSINESS

Future Board meetings were discussed, and it was decided that WEB Properties will give some dates for the Board to look over. The next one has been scheduled for April 11, 2016 at 6pm.

The 2016 Audit was discussed Bill Butler explained how the mailers in form of proxy's and ballots are sent out to homeowners if the Board decides it is not the best interest of the budget for the HOA to go ahead with this year's audit. Willie Masten asked the Board to vote for this 2016 audit. Dan Skindzier made motion to skip this year and reconsider for 2017 with it added into the budget. Ann Franks seconded this and it was approved. So the process will be begin with WEB Properties preparing the ballot proxy process to have these made up and given to the Board to approve so that they can be sent out to all homeowners for a final vote. It was discussed that there will need to be 67% of the votes to proceed.

Election of Officers was voted, and approved at the Special Board meeting that took place on February 22, 2016. The Board of Directors of the Qualchan HOA goes as follows: President-Willie Masten, Vice President-Ann Franks, and Secretary- Dan Skindzier.

On behalf of WEB Properties, and the Board a gift card was presented to Ann and Warren Franks for celebration of their 40th Marriage Anniversary.

OPEN FORUM

There was no given topic to discuss in open forum.

The next Board meeting will be held on April 11, 2016 at 6:00 pm in the upstairs meeting room at Trading Company.

The meeting was adjourned at 6:46 PM.