

Qualchan Hills Homeowners Association Board of Directors Meeting

6:00 PM Monday, April 11, 2016

Upper Room Trading Company Grocery Store

Minutes

1. Attendees: Bill Butler - WEB properties, Eric Lundin – WEB Properties, Willie Masten – HOA President, Ann Franks – HOA Vice President, Dan Skindzier – HOA Secretary, Warren franks, ARC Chair
2. Minutes from February, 2016 Special Meeting and regular Board Meeting were reviewed. Some spelling corrections were identified, and the minutes were approved in substance.
3. Old Business
 - a. Financial Update Eric Lundin
 - i. YTD Income as of 3/31/2016 – Actual \$25,611.67, Budget of \$25,935, a variance of \$323.33
 - ii. YTD Expenses as of 3/31/2016 – Actual \$24,717.43, budget of \$21,992, Variance of \$2,725.43. This variance is primarily attributable to the waves of snow falls and snowplowing that was not anticipated.
 - iii. Account Balances as of 3/31/2016.
 1. Operating Account - \$4,858.61
 2. Savings account - \$3497.73
 3. Reserve account - \$23,657.52
 4. Park Account - \$4102.69
 5. Total - \$36,098.55
 - b. Review of Property Profile
 - i. 4710 S Pender Ln. – The owner of the property made an offer that was accepted by the Board. The owner paid \$6053.64 of \$7591.89 the amount owing. This also represents paid up dues through June of 2016.
 - ii. 4702 S Pender currently is delinquent in dues for \$2010
 - iii. 4725 S Keyes Ct. is delinquent in dues for \$1779
 1. The Board voted to initiate legal action to recover the delinquent dues. Web Properties will contact our attorney to start the process for both properties.
 - c. Common Area landscaping on the hill across from monument.
 - i. M&M provided an estimate for planting Bishop Weed as a ground cover and/or Bark to that common area. They did not recommend Bishop Weed as it is difficult to control, mixes in and kills bushes and other foliage. The Bark was estimated at \$2300. After a brief discussion, the Board decided that the Bishop Weed was not a good option, and the Bark estimate was not budgeted for at this time. WEB Properties indicated they would solicit for additional bids on bark for the area for future consideration.
 - ii. M&M also provided a bid to spray the weeds and grass on the hillside at \$175, Removal of 3 dead birch trees – cut down and haul off debris at \$650, and Treat 2 live birch trees with Root Injection and Foliar spray -

\$95 for a total cost of \$920. The Board voted unanimously to accept this bid.

4. New Business

a. Schedule Board Meetings for the year:

- i. Section 2.7 of our By-Laws specifies that the Annual Meeting should be conducted in September every year. Dan and Warren stated that the Annual Meeting has historically been held in January. After a brief discussion, the Board decided that the Annual meeting will be held in January again on January 30th 2017.
- ii. The Board also selected dates for the next several board meetings which are: July 18th 2016 - October 24th 2016 - and January 9th 2017.
- iii. The meeting schedule will be posted on our HOA WEB site hosted by WEB Properties. Additional documents will also be posted on the QHHOA web site

b. Persimmon Woods Dues Review: Bill Butler presented a very detailed and complex overview of HOA expenses to consider in preparation to discuss the amount of money that should be collected from Persimmon Woods as outlined in the CCR's. Bill has spent numerous hours on the issue. After a lengthy discussion and reviewing the figures presented by WEB Properties, it was decided that more information was needed:

- i. Details of the cost for snow plowing only Kip Lane is needed.
- ii. The electric bill for street lighting of Kip Lane needs to be determined.
- iii. Other qualified items of Kip Lane Maintenance.
- iv. Continue discussion next meeting.

c. Official Audit Ballot Report – 28 Ballots have been received to date. 25 ballots are for delaying the audit. 3 ballots are for performing the ballot. The Board agreed with WEB properties to send another mailing of ballots to HOA members that have not responded back yet. If enough ballots have not been returned in a month, then a 3rd mailing will be sent out. After that it may be necessary to knock on doors and seek remaining ballot entries.

d. Flowers at entry sign: Ann mentioned that Dick Thiel and Patty are interested in planting Geraniums again at the entry sign. They are volunteering their time and effort to plant the flowers. Dan mentioned that during negotiations for a contract with Daugherty and the renter to provide water and electricity for the sign, the current tenant wanted to plant flowers at the sign and take care of them, but they wanted to choose their own flowers. Eric with WEB Properties offered to approach the renters and discuss the flower issue, and if they still wish to plant flowers, we would try it for one year, and also require that the flowers not interfere with the lighting of the entry sign. If it does not work out, then we would see if Dick and Patty still wanted to plant Geraniums.

5. Open Forum: Dan suggested adding a discussion of dues increase to be on the Agenda at the next meeting.

MEETING ADJOURNED AT 7:25 PM
NEXT MEETING IS SCHEDULED FOR JULY 18TH

MINUTES BY Dan Skindzier QHHOA Secretary