

Qualchan Hills Homeowners Association Board of Directors Special Meeting
Monday, March 20, 2017
6 PM
Upper Room Yoke's Grocery Store

1. Call to Order & Establish Quorum.
Board members Dan Skindzier and Willie Masten are present: Quorum is established.
2. Introductions
 - a. Board Members: President Willie Masten, Secretary Dan Skindzier
 - b. WEB Properties: Bill Butler, Eric Lundin
3. Minutes from Jan 30 Annual meeting were approved via email.

Election of Officers:

- Willie Masten was voted to continue as Board President another year.
 - Ann Franks was voted to remain as Vice President another year
 - Dan Skindzier Was voted to remain as secretary another year
 - Val Brendemihl was not available at this meeting to confirm election or position.
4. Financial Update Eric Lundin
 - i. YTD Income as of 02/28/2017 – \$22,924.12 Actual, \$24,256.00 Budget, \$1,331.88 Variance.
 - ii. YTD Expenses as of 02/28/2017 - \$20,998.48 Actual, \$17,852.00 Budget, \$3,146.48 Variance.
 - iii. Account Balances as of 02/28/2017.
 1. Operating Account - \$4,577.84
 2. Park Account - \$5,410.56
 3. Reserve Account - \$31,425.04
 4. Savings Account - \$1,001.00
 5. Total - \$42,414.44
 - iv. Delinquent accounts total \$13,779. Largest amount owing was \$3,943 at 4702 Pender Ln, and 2nd largest was \$3,175 at 4735 Keyes Ct.
 5. Old Business
 - a. 912 – 918 Unapproved Excavation Update – The location was checked by Dan Skindzier just prior to today's meeting. The excavation has been restored nearly back to normal. The owner will be asked to seed or plant appropriate vegetation.
 6. New Business
 - a. Annual Meeting Issues
 - i. Drains on Pender – Now that the snow has melted, we will have the drains on Pender inspected. However, we are still fighting cash flow issues, so this will take place once the finances stabilize from winter snow plow

- expenses. WEB properties will ask his engineers to address the grate and attempt a flush out of the drain.
- ii. Park Gazebo needs paint – It seems expeditious and inexpensive to have someone paint this for us, but the HOA has to consider that they are not covered by insurance for a non-licensed operator. WEB Properties recommends having a professional painter bid this work out, especially because a ladder is likely to be required, and concern of HOA liability by non-licensed and insured persons on HOA property.
 - iii. Bridge over river has large structural panels coming apart – We will have bids prepared for this work in the spring.
 - iv. Shed needs paint and possibly power – Does the Board want to add power to the shed? Again, WEB Properties recommends a professional painter.
 - 1. The Board voted to NOT add power at this time to inadequate funding, and not a sense of urgency when flash lights can be used when needed.
 - 2. WEB will get estimates in spring to paint the shed.
 - v. Drive the HOA with the Board – We can rent a van and schedule this any time in April or May.
 - 1. The board determined at this time that drive-alongs with WEB properties are not necessary.
- b. Persimmon Woods Letter – WEB Properties has drafted a letter to Persimmon Woods requesting a meeting. This and the letter sent in 2012 have been provided to the Board for review.
- i. Upon review of the letter, the Board had one suggestion: include details of the 2016/2017 winter expenses and damages, and identify a response time of 45 days and follow in 30.
 - ii. WEB will contact attorney Doug Edwards to get involved since he is familiar with the file.
- c. Homeowner Dues Issue 1309 W. Lincoln Blvd. – Our attorney responded to the homeowner on behalf of the Board. A copy of the email has been provided to the Board for review. The homeowner was challenging proper notification of the recent dues increase to the association members.

7. Open Forum

- a. The delinquent dues owing by several properties was discussed:
 - i. The Board approved WEB properties to request our attorney to proceed with proper legal action for the owner on Pender Lane.
 - ii. Board members will review the circumstances of the other delinquent owners and advise WEB properties after their review.

8. Adjournment: 6:55 PM

9. Next meeting May 22nd 6 PM.

By Dan Skindzier
QHHA Secretary