

Qualchan Hills Homeowners Association Board of Directors Special Meeting
Monday, May 22nd, 2017
6 PM
Upper Room Yoke's Grocery Store

1. Call to Order & Establish Quorum.
Board members Dan Skindzier, Willie Masten, and Val Brendemihl are present: Quorum is established.
2. Introductions
 - a. Board Members: President Willie Masten, Secretary Dan Skindzier, Val Brendemihl
 - b. Warren Franks ARC Chairman
 - c. WEB Properties: Bill Butler, Eric Lundin
3. Minutes from March meeting were approved via email.
4. Financial Update Eric Lundin
 - i. YTD Income as of 04/30/2017 – \$46,407.03 Actual, \$48,512.00 Budget, \$1,331.88 Variance.
 - ii. YTD Expenses as of 02/28/2017 - \$20,998.48 Actual, \$17,852.00 Budget, \$2,340.05 Variance.
 - iii. Account Balances as of 04/30/2017-
 1. Operating Account - \$8,50.74
 2. Park Account - \$5,327.55
 3. Reserve Account - \$32,727.47
 4. Savings Account - \$1,001.042
 5. Total - \$47,564.18
 6. Delinquencies on April 30th - \$17,411.29
5. Old Business
 - a. Annual Meeting repairs- WEB has been working on bids for the following items:
 - i. Drains on Pender were repaired and installed at a cost of \$848.64. However, based on a site visit by Warren franks, it appears that at least one grate was not made traffic worthy based upon previous statements of work by one vender. Eric will look into this.
 - ii. Qualchan Park Bridge and park Gazebo repairs: Of three bids, Preble Painting was discussed as a very good prospect for the proposed cost of \$1,370.88 for both structures. Board members met on site Sunday at 3:00 PM to look at the bridge and gazebo. After some discussion, the board thought that the entire gazebo did not need re-painting. Perhaps only maintenance to the bottom exterior rails and some interior touch up of bruised areas. Will Masten will contact WEB about clarifying the bids.
 - iii. Shed Paint: Board members visited the shed on Sunday May 28th. The shed looks relatively good except the North East side that is most affected

by snow accumulation. The board agreed to have the shed painted again. The bid by Prebble was \$435.20. WEB indicated that this is for labor only, the paint would be additional.

- iv. Persimmon Woods Letter –Bill Butler indicated that the letter had not been sent yet to Persimmon Woods regarding our wish to meet to discuss their responsibilities. The letter will be sent this week.

6. New Business

- a. Warren Franks mentioned that he drove around the HOA recently and came up with a list of properties that were noted to have property conditions not meeting the standards of our HOA. Warren also mentioned that the Board should also be conducting a drive through the HOA on a regular basis and identifying conditions that are not meeting the standards and coordinate a response to the owners. His list of properties was given to WEB Properties to check on his upcoming drive through our HOA. If the conditions are verified, WEB Properties would send the properties a written notice.
- b. 4736 Keyes Ct. Infraction: The list of infractions and \$625.00 in penalties to the property owner issued by WEB was discussed with the board about property conditions noted in 2016. After much discussion the board voted to have WEB Properties dismiss the \$625 in penalties for this property. This property is still delinquent in paying dues since December 2015. The process for collecting payment is still in progress. WEB will send a new invoice of the amount owing to the property owners.
- c. The board discussed having WEB forward properties identified with deficiencies to the board for a second look until we are all on the same page for the standards expected for property maintenance.
- d. Shed insurance: Eric mentioned we have the storage shed insured at \$18,000. The board members thought this figure to be way too high for what is in the shed. The board will visit the shed also on Sunday May 28th, and provide input back to WEB.
- e. Insurance for the park buildings and entry monument is valued at \$78,000. Eric will contact our insurance agent to have the structures re-evaluated.
- f. DUES INCREASE CHALLENGE – Two homeowners have requested to meet with the board to discuss the HOA dues increase that became effective this year. Their challenge is that the HOA membership and the vote that occurred did not follow the rules of our By-Laws and Covenant. Although our HOA Attorney has reviewed the matter and has corresponded by letter that the increase was handled according to Washington State Law, and the controlling documents of the HOA, the homeowners still believe the Board acted in violation of our rules. The Board agreed to schedule a meeting on June 19th at 6PM at the Trading Company conference room. WEB will send them a response to their meeting request with the date, place, and time.
- g. WEB received a complaint about 1012 W Bolan Ave. regarding a possible violation of Covenant 4.01 that states each lot shall be used as a single family residence and for no other purpose. The person sending the complaint alleges the property houses a group of college kids and their friends, and as such creating

parking congestion. The board and WEB discussed this at some length. It was mentioned that there is no clear definition of a “single family” in our Covenant, and the demographics of the occupants are not known. At the end, Eric indicated he will send a courtesy notice to the owners.

7. Open Forum

- a. Flowers at the Entry Monument: The board had agreed by email previously to grant Dick and Patty Permission to plant Geraniums at the entry gate. Warren passed on to WEB a receipt from Dick in the amount of \$19.99 to be reimbursed to Dick and Patty.
- b. Dick sent a request to the Board to have the Park Pond drained and cleaned. Board members indicated they will look at the Pond on Sunday May 28th, check the pond conditions and report back to WEB.
- c. It was mentioned that 4702 S Pender Ln. was on the Sherriff Sale list scheduled for June 16th, 2017. This property has a large delinquent dues account. If the sale occurs, it is not known how the HOA will fare in the collection of the dues owing to us.

8. Adjournment: 7:15 PM

9. Meeting with two HOA members is tentatively scheduled for June 19th at 6 PM

10. Next schedule regular board meeting July 17th 6 PM.

By Dan Skindzier
QHHA Secretary