

Qualchan Hills Homeowners Association Board of Directors Meeting
Monday, July 17, 2017 6:00 PM
Upper Room Yoke's Grocery Store
Minutes

1. The meeting started at 6 PM with the persons present:
Willie Masten – President, Dan Skindzier –Secretary, Valerie –Board member, Warren Franks –Acting Vice President for Ann Franks, and ARC Chairperson, Eric Lundin – WEB Properties.
2. May 22nd, 2017 Board Meeting Minutes were approved.
3. Financial Update Eric Lundin
 - i. YTD Income as of 06/30/2017 – Actual \$63,964.40, Budget \$67,098.00, Variance \$3,133.60 primarily due to delinquencies.
 - ii. YTD Expenses as of 06/30/2017 – Actual \$59,625.89, Budget \$53,616.00, Variance \$6,009.89. Mainly due to snow plowing expenses.
 - iii. Account Balances as of 06/30/2017 –
 1. Operating Account - \$3,833.22
 2. Savings Account - \$1,001.42
 3. Reserve Account – \$34,594.09
 4. Park Account – \$5,199.37
 5. Total - \$44,628.10
4. Old Business
 - a. Persimmon Woods Dues Letter – The letter has been sent as of July 17th. The amounts owed by Persimmon Woods were updated through 2016. We have requested a response by August 15th.
 - b. Delinquency Review
 - i. Outstanding Delinquencies – Currently there are \$16,805.37 in outstanding delinquencies where a homeowner owes more than \$500.00. We sent a notice of impending lien to the owner of 4736 S Keyes after removing all fines from 2016.
 - ii. 4702 S Pender Ln Legal Action Update- The Homeowner filed chapter 7 bankruptcy June 15, the day before the scheduled trustee's sale of the property. The HOA is listed as a junior secured creditor, behind One West Bank (\$364,752) and First Financial Freedom (\$406,802). The house is valued at \$240,000 per the 2017 Assessment. The owner claims the only income is Social Security of \$858/mo. At this point the lawsuit is stayed and we can take no further action. Our attorney recommends the HOA stand by for the time being. They continue to accrue future HOA fees so long as they remain in the home. We can pursue future HOA fees.

- iii. 4725 Keyes Ct. is behind \$1543.22. WEB indicates the owner makes partial payments only after being called, but always remains behind. The Board requested that Eric contact the owner and discuss various options such as paying up the full amount owing, or making double the normal monthly payment for a few months, or the board will consider a lawsuit.

5. New Business

- a. Signage on Winder – A homeowner asked if we could review the signage on Winder as there are too many people who speed through her street. Dan Skindzier did not believe another sign in addition to the signs already on both sides of the entry to Winder Lane would solve the complaint. However Dan did suggest that WEB Properties trim the limbs of the Pine tree on Qualchan Rd that block view of the left side signage. All agreed. Eric will take care of it.
- b. Landscaping Maps – In preparation for bidding the 2018 landscaping bids, WEB Properties has built an online map. The printout of the map is available for the Board to review. During the discussion, Eric mentioned this map would be a good tool to seek competitive bids now for the landscaping, grass cutting, sprinkler care, snow plowing, and other maintenance work done in common areas. This will be of assistance in preparing the annual budget and dues.
- c. 1307 W Bolan is in violation of exterior landscaping conditions. Weeds need maintained, bushes need pruning, and general clean up needs to be performed. WEB will be sending them an infraction notice.

6. Open Forum:

- a. Dan mentioned he will undergo back surgery on August 23rd, and may be home bound for several weeks. Dan requested that at the next meeting, he participate by telephone.

7. Adjournment at 6:45 PM

8. Next meeting September 18th 2017.