

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

1. Call to Order, Quorum is established with 4 board members present
2. Introductions
 - a. Board Members: Willie Masten – President, Warren Franks ARC Member and Acting Vice President for Ann Franks, Dan Skindzier – Secretary, Val Brendemihl - Member at Large.
 - b. WEB Properties: Eric Lundin
3. September 18 Board Meeting Minutes approved via email.
4. Financial Update Eric Lundin as of 10/31/2017
 - i. YTD Income – \$110,604.01 Actual, \$115,610.00 Budget, \$5,005.99 Variance.
 - ii. YTD Expenses - \$100,456.85 Actual, \$100,165.00 Budget, \$291.85 Variance.
*NOTE: Audit is still underway and not paid for yet. Funding of Audit is expected to be payable from November/December income.
 - iii. Account Balances as of 10/31/2017
 1. Operating Account - \$6,326.20
 2. Park Account - \$2,008.16 *NOTE: This years' \$5000 allotment has not been received yet from Donna Simanton
 3. Reserve Account - \$37,935.51
 4. Savings Account - \$1,002.17
 5. Total - \$47,272.04
5. Old Business
 - a. Persimmon Woods Dues Letter – As discussed in the monthly report, our plan was to have an attorney draft pleadings for a lawsuit. After speaking with Doug Edwards, he recommends giving a 90 day notice of cancellation of the 2005 agreement, per paragraph three of the agreement. WEB Properties presented a draft of the letter to be sent at the meeting. Board members voted unanimously to approve this action. Per the 2005 agreement the rescinding action will take 90 days to become in effect. This will revert payments required of Persimmon Woods to the Qualchan HOA back to the original “Second Amendment to the Declaration of Covenants, Conditions, restrictions, Reservation And Easements for Qualchan Hills” dated June 24th 1994.
 - b. Delinquency Review – As of October 31, there is \$11,924.99 in delinquent accounts. The Board authorized impending lien notifications to the three homeowners who qualify for liens, and the Board unanimously voted for legal action against Keely Properties. Willie Masten Board President signed the authorization document at the table.
 - c. 2016 Audit – The 2016 Audit is still underway, and the results will be provided to the Board when they are received from the accountants.

6. New Business

- a. 2018 Budget – At the Last Board meeting, WEB Properties was instructed to update income with a 10% increase in income per CC&R's section 7.05. The updated budget reflects this increase. Additionally, WEB Properties was asked to increase the snow plow expenses to reflect the new De-icing and sanding that started last year. Snow plow was increased from \$1,100 per street to \$2,000 per street. A new copy of the 2018 Budget has been prepared for review by the Board as well as two documents showing the 2017 and 2018 Dues calculations. The Board has set a meeting in December to finalize the Budget once landscape bids are received.
- b. 2017 – 2018 Snow Plow Bids – Three bids were submitted by C&C, M&M, and Jammin' Landscapes. Jammin' Landscapes bid was almost double the other two, and they were not considered in the final vendor comparison sheet, which is attached. If there are ten snow events this winter, the total cost of the C&C bid is expected to be \$8,400.00, while the M&M bid is expected to come in at \$12,480.00. Also, please note that M&M emailed management, and said that the price for de-ice will vary upon availability. After a few e-mail exchanges prior to the Board meeting, Board Members voted unanimously to approve accepting the contract by C&C Landscaping. Members also voted to set the snow removal trigger points at 2" for Keyes Ct, and Winder lane; and 1" for Kip Lane and Pender Lane due to the hilly terrain.

7. Open Forum

- a. After discussing the current financials, and noting that the Park Fund has not received it's 2017 check from Dona Simanton in the expected amount of \$5,000.00, Warren Franks offered to ask his wife Ann to bring up the subject when she meets with Donna in the near future. Dan suggested Ann try again to seek an automatic annual payment be set up.
- b. Dan mentioned the Nelsons towing sign is missing again from Keyes Ct. Eric stated he would contact Nelsons about replacing the missing signage.
- c. Letters have been received by WEB properties concerning parking on the street of Winder Lane from residents there. Instead of singling out individuals, the Board requested that WEB write a letter about street parking to all the residents of the private street.
- d. Eric was hopeful he will have a revised 2018 Budget to the Board members between December 8th and 11th.

8. Adjournment: 7:05 PM

9. Next Meeting is scheduled for Wednesday December 13th at 6 PM to review the budget for presentation to the Association.

Prepared by Dan Skindzier
QHHOA Secretary