

Qualchan Hills Homeowners Association

Board of Directors Meeting

Thursday, December 27th, 2018 1:00 PM
Yokes Upper Conference Room
(4235 Cheney Spokane Rd.)

Meeting Minutes

1. Call to Order and establish Board Quorum; 1:01pm
 - A. Proof of Notice of Meeting
Shown
 - B. Introduction of Board Members
Willie and Val
 - C. Introduction of WEB Representative
Bridgett McCain
 - D. Introduction of Homeowners
9 homeowners were present including the Board and one additional was by phone

2. Business
 - A. Request additional volunteer
Bob Davis and Troy Scott both volunteered giving us 5 possible Board members
 - B. Review Volunteers
The Volunteers all introduced themselves and told us a little about themselves.
 - C. Nominate Volunteers for Board
I explained that we would be appointing Board members from the volunteers to take the two vacated positions and how this would work. Then we would also be assigning someone to the vacating position Willie would be leaving since there had been no volunteers to vote on at the Budget Meeting.
I was notified that this usually happened at an Annual Meeting held in January where the Budget was also ratified. I confirmed this with Willie.

As the precedence is that Annual meeting and Budget meeting are not the same at Qualchan Hills we did not include Willie's position for appointment.

Willie nominated Carla Michaelson to one Board vacancy and Val seconded the motion. The nomination passed.

Val nominated Venus Morris to the second Board Vacancy and Carla seconded the Motion, all three voted yes and the nomination passed and Val resigned.

It was discussed that the other three volunteers would be put on a ballot and voted for at the Annual Meeting. The date was set for January 17th at 6pm at the Saint John's Church.

A homeowner asked how many positions were available and I told them just Willie's spot. Another homeowner who used to be on the Board said they believed that there were 4 or 5 board positions. I let them know that according to all documentation I had there were only 3 positions and unless the By-Laws were change only three people on the Board would have voting rights. Once again a prior Board member said they believed they had been changed. I let them know that if they had documentation then we would vote for the other three positions at the meeting but if no one could find proof then we could vote to add positions at the meeting.

All homeowners and Board members were in favor of that possibility and the prior Board members said they would look for the documentation.

D. New Board Choose Positions

Since there may be more Board members and the final vote had not been had for the other position this was put off.

E. Discus New Management Contract

I gave the new contract draft to the New Board to look over.

3. Open Forum

No other business was brought up.

4. Adjournment