

## **Qualchan Hills Homeowners Association**

Special Meeting with Persimmon Woods

Yoke's Conference Room

March 7, 2019 at 7:00 pm

1. Meeting called to order at 7:05 pm.
2. Introductions
  - a) Qualchan Hill Board Members: Heather Kohler, President; Carla Michaelsen, Vice President; Troy Scott, Treasurer; Bob Davis, Board Member.
  - b) Persimmon Woods Board Members: Jim Brown, President; Roland Stocker, Vice President, Steve Milhalland.
3. Cancellation of 2005 Agreement
  - a) Heather explained that the 2005 agreement between Qualchan Hills and Persimmon Woods had been cancelled, effective 2/8/18. This cancellation had been sent to then President of Persimmon Woods, Bob Long, at the Persimmon Wood's HOA mail box on 11/08/17. Jim stated that the Persimmon Woods never received the written notice. Heather commented that the notice had been sent certified mail and that a copy of the mailing was on file with the Qualchan Hills Board and WEB Properties. Heather stated that several attempts to reach Persimmon Woods have gone unreturned until their response in November 2018 to a letter sent by Bridgett requesting a meeting with their Board to discuss the current situation.
4. Return to 1994 Agreement
  - a) Heather stated that of the time of this meeting, Qualchan Hills would be moving forward with the 1994 Agreement. Heather also stated that Qualchan Hills may need to consider increasing the maximum \$3.00 per home per month fee to account for current pricing of services.
  - b) Persimmon Woods acknowledged that they need to pay more than the \$75 per month to Qualchan Hills; however they were reluctant to accept Section 14.5, 14.6 and 14.7.
  - c) In regards to Section 14.5, Jim stated that his Board would need adequate time to budget for these expenses, and that Persimmon Woods would want additional say and involvement in the Qualchan Hills Board. Jim declined to accept any snow removal charges for 2019 accrued prior to this meeting, but stated that he would consider contributing to any expenses that occurred in March of 2019. There was additional discussion about Persimmon Wood requesting to have their contractors do the snow removal for Kip Lane to their standards if they were to be paying for it in the future.
  - d) In regards to Section 14.7, Persimmon representatives questioned needing to pay for common areas that they do not have interest in using.
  - e) Persimmon representatives stated that they would want more specific information and structure presented to them regarding how Qualchan will proceed with billing, services and Persimmon's involvement. Jim also stated that Persimmon Woods would be consulting with their attorney. Qualchan asked Jim to reach out to Qualchan once they'd had a chance to speak with their attorney.
5. Meeting adjourned at 8:10 pm.