

Quailridge Homeowners Association Meeting
Board Meeting
July 10, 2012

Item	Notes
Members Present	Robert Rivera, Andrea Pellicori, David Zalone, Tim Marano, Angela Beiderbecke, Phyllis Newby, JSN Karen Mundy
Members Absent	Jeremiah Adams
Homeowners Present	One
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval – Meeting Minutes	June12, 2012 minutes approved by the Board
Homeowner Forum	• Bld. #10-105-Homeowner requested the cost and possibility of a solar heater for the swimming pool. Owner requested a comparison of other pools the same size for average temperature. • Bld. #10-105-Homeowner requested to bring their TV when renting the clubhouse. Board OK'd request. Home owner will schedule clubhouse with Angie at 720-988-8772 • Bld. #3-106 water leak front window main floor. Tim to check • Bld. #5-104-dead tree branches need trimming and plants in front of unit are not getting watered. Tim to check with Keesen. • Home owner requested handrail for the unit, at home owner's expense. Board OK'd request.
Business - Completed	1. Chimney Sweeps of America completed installation of screens on the nine remaining units. 2. Balcony repairs/replacement completed by PMAC on Buildings # 10-103, 13-102, 13-108, 14-104. Project completed for 2012. 3. Correction, recycle will be picked up on Mondays, Wednesdays and Saturdays. 4. Bld. #1-104 water leaking into the basement. Issue resolved. 5. Gutter cleaning and downspouts by Western Maintenance and Construction –summer cleaning completed. 6. West Metro Fire - Lakewood Fire Regulations state that charcoal grills be eliminated from condo communities. Information posted on the complex bulletin board. 7. The homeowner in Bld. #13-103 has removed the gutter over their balcony.

Old Business - Pending	1. LED lights will replace current lights in the pool, Tim to arrange.
Discussion Items	1. Keesen Landscape – Board will obtain a bid for sprinkler system replacement 2. Attorney – The Board will start interviewing for a replacement attorney. Our previous attorney is on sick leave. 3. Concrete work in the complex will begin as priorities are identified 4. New swimming pool heater approved by the board. 5. The new management company, Weststar, sent each homeowner a letter regarding the association dues payments, effective Aug.1, 2012 6. Homeowners are responsible for picking up and properly disposing of their pet's waste. 7. Discussion regarding unit parking.
Financial Report	• Review and approval of May's financials postponed until August meeting.
Adjourn	Meeting adjourn by Robert Rivera at 7:15pm
Next Meeting	Tuesday August 14, 2012 in the Clubhouse. All owners are welcome!