

Quail Ridge Homeowners Association Meeting
Board Meeting
August 14, 2012

Item	Notes
Members Present	Robert Rivera, Andrea Pellicori, David Zalone, Tim Marano, Angela Beiderbecke, Phyllis Newby and Jeremiah Adams Also present: Scott Dubé, Property Manager, Weststar Mgmt Corp.
Members Absent	none
Homeowners Present	three
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval – Meeting Minutes	Angela Beiderbecke made a motion to approve the July 10, 2012 minutes, Tim Marano second the motion, and the minutes were approved by the Board
Homeowner Forum	• Bldg. #10-105- a sign by the south entrance to the complex needs to be secured. Tim to check. • Bldg. #11-107-108 a trash bag is caught in a tree. Tim to check. • Bldg. #5-104-dead tree branches need trimming and plants in front of unit are not getting watered. Tim to check with Keesen. • Homeowner requested a handrail for his unit, presented a letter from his Doctor stating he needed one. Board OK'd request.
Business - Completed	1. Chimney Sweeps of America completed installation of screens on the nine remaining units. 2. Correction, recycle will be picked up on Monday, Wednesday and Saturday 3. Bldg. #1-104 continues to have water leaking into the basement. Issue resolved. 4. Gutter cleaning and downspouts by Western Maintenance and Construction – spring cleaning completed. 5. West Metro Fire - Lakewood Fire Regulations state that charcoal grills be eliminated from condo communities. Information posted on the complex bulletin board. 6. The homeowner in Bldg. #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. 2. Bldg. #3-106 water leak front window main floor. Tim to check.

	3. Balcony repairs/replacement completed by Western Maintenance on Buildings #10-103, 13-102, 13-108, 14-104. Project was not completed satisfactorily and the floors are being redone at the vendor's expense. Tim to follow up.
Discussion Items	1. Keesen Landscape – Board will obtain a bid for sprinkler system replacement 2. Attorney – Per Scott's (Weststar) recommendation, Myra Lansky will be the HOA attorney. 3. Concrete road work in the complex will begin as priorities are identified, by Brannan. 4. The swimming pool will remain open the month of Sept. weather permitting. 5. Discussion regarding unit parking, safety, rules and regulations and the general upkeep of the complex will be addressed in the quarterly newsletter to the homeowners. 6. Discussion concerning the renters in the complex. They are not getting the HOA information needed, from either the homeowner or the company handling the renting contract. 7. Angela asked for assistance in managing the Clubhouse. 8. The Board reviewed the following with Scott: • Rules and regulations • Mailbox • House numbers on the units • Parking lot clean-up • HOA late dues and violation collections • Clubhouse restroom faucets have been turned off due to vandalism
Financial Report	Review and approval of May's financials.
Adjourn	Meeting adjourn by Robert Rivera at 8:pm
Next Meeting	Tuesday Sept.11, 2012, 6:30 pm in the Clubhouse. All owners are welcome!