

Quail Ridge Homeowners Association Meeting
Board Meeting
October 9, 2012

Item	Notes
Members Present	Robert Rivera, David Zalone, Tim Marano, Angela Beiderbecke, and Phyllis Newby Also present: Scott Dubé, Property Manager, Weststar Mgmt Corp.
Members Absent	Andrea Pellicori, Jeremiah Adams
Homeowners Present	none
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval – Meeting Minutes	Tim Marano made a motion to approve August 14, 2012 minutes, Angela Beiderbecke second the motion and minutes were approved by the Board. No Quorum for Sept. 11, 2012 meeting.
Homeowner Forum	Tim Barrett from Keesen Landscape discussed concerns regarding the irrigation system and ground coverage. The Board asked for a bid regarding the most troubled areas.
Business - Completed	- Bldg. #10-105- a sign by the south entrance to the complex needs to be secured. - Bldg. #11-107-108 a trash bag is caught in a tree. - Bldg. #5-104-dead tree branches need trimming and plants in front of unit are not getting watered. Tim to check with Keesen. - Bldg. # 8-105 is responsible for installation of a handrail. - Bldg.2-108 storage door lock repaired. - Board approved contract with VML for snow removal season 2012-2013. - Swimming pool closed early due to vandalism. - The Board voted Myra Lansky to be the HOA attorney.
Old Business - Pending	- LED lights will replace current lights in the pool and will be installed before the pool opens for the summer of 2013. - Bldg. #3-106 water leak front window main floor. - Concrete road work bid has not been received from Brannan Sand and Gravel. - Bldg. # 2-108 remove and replace damaged wall, contractor Metro Janitorial & Building Service - Bldg #2-105 repair water damaged wall from a roof leak. Weststar checking with contractors.
Discussion Items	- Attorney Kim Porter with Lansky, Weigler & Porter, PC will review the rules and regulations of the Quail Ridge Townhome Condominiums - Keesen will present a proposal on irrigation repairs

	3. HOA dues coupons will be extended through April 2014. 6. Balcony floor replacements have incomplete work on five units #10-103, 13-102, 13-108, 14-104. Weststar (Scott) to follow up. 7. Consolidated Mutual Water, Scott reviewed with the board the updates on each building. 8. Board approved a letter to be sent out to ALL homeowners regarding the parking areas for designated space and visitors spaces. 9. Board approved a business credit card for Tim Marano to be used for repairs on small jobs. 10. RBC Wealth account update, on hold. 11. Pool Security- Weststar checking into cameras, etc. 12. David Zalone will lead a community to review the rules and regulations of our HOA covenants. 13. Weststar waiting for additional documents and financial information from JSN. 14. Weststar to check on Comcast Cable lines not buried. 15. Board approved Keesen bid to remove five (5) dead trees within the complex. 16. Board approved Hindman Sanchez to pursue previous owners that have delinquent fees (70/30)split 17. Correspondence- Weststar will respond to the homeowners.
Financial Report	Review and approval of July, 2012 financials.
Adjourn	Meeting adjourn by Robert Rivera at 8:pm
Next Meeting	Tuesday November 13, 2012 at 6:30 pm in the Clubhouse. All owners are welcome!