

Quail Ridge Homeowners Association Meeting
Board Meeting
November 13, 2012

Item	Notes
Members Present	Robert Rivera, David Zalone, Tim Marano, Phyllis Newby and Andrea Pellicori Also present: Scott Dubé, Property Manager, Weststar Mgmt Corp.
Members Absent	Angela Beiderbecke, 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 October 9, 2012 minutes, Andrea Petticori second the motion and minutes were approved by the Board. No Quorum for Sept. 11, 2012 meeting.
Homeowner Forum	• None
Business - Completed	1. Tree removal-Keesen removed five (5) dead trees. 2. Board approved contract with VML for snow removal season 2012-2013. 3. Bldg. # 2-108 remove and replace damaged wall, contractor Metro Janitorial & Building Service 4. Bldg. #2-105 repair water damaged wall from a roof leak.
Old Business - Pending	1. LED lights will replace current lights in the pool and will be installed before the pool opens for the summer of 2013. 2. Bldg. #3-106 water leak front window main floor. HOA to check with owner 3. Concrete road work bid has not been received from Brannan Sand and Gravel. Scott and Robert to check with Brannan. 4. PMAC deck replacement on five (5) units to start Nov.26, 2012 5. Bldg. # 8-105 owner is waiting for SPCS to install a handrail 6. Weststar to check on camera prices for the pool area. 7. Snow removal- HOA waiting for the contract to be signed. Bldg. #3-102 need the gutters and down spouts checked-Scott to follow up.
Discussion Items	1. Attorney Kim Porter with Lansky, Weigler & Porter, PC will review the rules and regulations of the Quail Ridge Townhome Condominiums 2. Keesen presented three (3) proposals on irrigation repairs. All three proposals were approved by the board. 3. Parking update-Board is checking into rules and regulations concerning designated parking and visitor parking spaces. 8. Club House- Angie and Stacy are club house contacts

	9. RBC Wealth account update waiting for paperwork from Michelle Davis. 10. Bldg. #10-106 reported trouble with birds getting in the chimney. HOA to cover chimney top with wire. 11. Unit rentals-No part of any units (basement or bedrooms) can be rented out or sub leased, by the owner or the current renter. 12. David Zalone will lead a committee to review the rules and regulations of our HOA. 13. Aged Receivable review by board. Three delinquents have been turned over to Hindman Sanchez. 14. HOA operating checks signed by Robert and Andrea. 15. Correspondence- Weststar will respond to the homeowners.
Financial Report	Still waiting on JSN to provide additional items. Robert to call Jake at JSN to get these last items.
Adjourn	Meeting adjourn by Robert Rivera at 7:45pm
Next Meeting	Tuesday December 11, 2012 at 6:30 pm in the Club house. All owners are welcome!