

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, December 11, 2012

Item	Notes
Members Present	Robert Rivera, David Zalone, Tim Marano, Phyllis Newby and Andrea Pellicori Angela Beiderbecke, Jeremiah Adams. Also present: Scott Dubé, Property Manager, Weststar Mgmt. Corp.
Members Absent	None
Homeowners Present	Stacy Davis
Call to Order	Robert Rivera called the meeting to order at 6:30 pm
Approval – Meeting Minutes	The Board approved November 13, 2012 minutes.
Homeowner Forum	None
Business - Completed	1. Bld.10-106 HOA covered owner's chimney with wire. 2. Bld.3-106 water leak from front window. 3. Bld. 3-102 gutters and down spout fixed. 4. Board approved contract with VML for snow removal season 2012-2013.
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. PMAC deck replacement on five (5) units to start Nov.26, 2012 3. Bldg. # 8-105 owner is waiting for SPCS to install a handrail 4. Weststar to check on camera prices for the pool area. 5. Keesen proposals on irrigation repairs.
Discussion Items	1. Attorney Kim Porter with Lansky, Weigler & Porter, PC will review the rules and regulations of the Quail Ridge Townhome Condominiums. Kim also will check into the CO state bill SB-100 policies. 2. Stacy Davis 720-937-7132 and Lisa Mamirez 720-385-6304 will be responsible for the club house rental starting in January, 2013. 3. Parking update-Board is reviewing the rules and regulations concerning designated parking and visitor's parking spaces. 6. Dean from Brannan Sand and Gravel presented four (4) core samples taken from different areas in the complex driveways and concerns related to each area. After a lengthy discussion, the board asked for a few more samples. Brennan will follow up with Scott. 7. RBC Wealth account update waiting for JSN 8. Scott and Tim will do a visual check into the deck replacements by

	PMAC. 9. Dave and Jeremiah will review the community's rules and regulations and select a committee for review of the HOA. 10. Snow removal No parking signs are now posted for the winter season. 11. Business card for Tim's repair expenses. 12. Unit rentals-No part of any units (basement or bedrooms) can be rented out or sub leased, by the owner or the current renter. 13. Dogs are not allowed to be tethered to a tree or door for any reason. A violation letter was sent to home owners. 14. Scott will check with Comcast regarding cable problems. 15. Correspondence- Weststar will respond to the homeowners.
Financial Report	Review by the board
Adjourn	Meeting adjourn by Robert Rivera at 7:30 pm
Next Meeting	Tuesday, January 8, 2013 at 6:30 pm in the Clubhouse. All owners are welcome!