

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, January 8, 2013

Item	Notes
Members Present	Robert Rivera, David Zalone, Phyllis Newby, Andrea Pellicori, Jeremiah Adams. Also present: Scott Dubé, Property Manager, Weststar Mgmt. Corp.
Members Absent	Tim Marano, Angela Beiderbecke
Homeowners Present	none
Call to Order	Robert Rivera called the meeting to order at 6:30 pm
Approval – Meeting Minutes	Correction made to the Dec.11, 2012 minutes. Dean from Brannan Sand and Gravel was listed in the Homeowner Forum and it should have been Stacy Davis's name shown in the Homeowner Forum. The Board approved Dec. 11, 2012 meeting minutes.
Homeowner Forum	None
Business - Completed	1. HOA declaration changes suggested by the Attorney were approved by the board. 2. New SB137 approved and signed by the board. 3. RBC Wealth account updated and approved by the board. 4. Chimney cap completed.
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. Scott and Tim to do a visual check before completion. 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 proposal on irrigation repairs- board approved at November 13, 2012 meeting, work to be done when weather permits and Keesen can fit in schedule. 6. Brennan Sand and gravel proposal- waiting for further research from vendor. 7. Damaged pillar- Clint still looking and possibly repairing existing. 8. No response from Comcast regarding cable line.
Discussion Items	1. Leaf cleaning of the window wells will be done in the spring. 2. Stacy Davis 720-937-7132 and Lisa Mamirez 720-385-6304 will be responsible for the clubhouse rental starting in January, 2013. 3. Rules and regulations committee had their first meeting. Five

	homeowners attended. If interested in participating, call Scott at 720-941-9200. 4. Unit 13-102 - Sky light fixed repaired, now inside painting to be done from water stain. 5. Unit 8-108 - Sky light fixed a while back, popcorn ceiling pieces coming down. Tim to check for necessary work to be done. 6. Unit 9-106 - Tree branches scraping against unit- have Keesen trim if possible or get price from vendor to do so. 7. Per contract, VML snow removal will begin at 3in of snow. 8. Letter will be sent to all homeowners who rent out their unit, stating that all rules must be followed by owner and renter.
Financial Report	Review by the board, and accepted unaudited results.
Adjourn	Meeting adjourn by Robert Rivera at 7:40 pm
Next Meeting	Tuesday February12, 2013 at 6:30 pm in the Clubhouse. All owners are welcome!