

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, February 12, 2013

Item	Notes
Members Present	Robert Rivera, David Zalone, Phyllis Newby, Andrea Pellicori, Jeremiah Adams, Angela Beiderbecke, Tim Marano. Also present: Scott Dubé and Todd Bliet, Property Manager, Weststar Mgmt. Corp.
Members Absent	none
Homeowners Present	one
Call to Order	Robert Rivera called the meeting to order at 6:30 pm
Approval – Meeting Minutes	The Board approved January 8, 2013 minutes.
Homeowner Forum	Donna Gardner, Bld.14-104 received a letter from HOA regarding musical instruments noise, discussion followed on how to resolve the problem. Scott to follow-up.
Business - Completed	1. Additional No Parking for Snow Removal sign installed by Clint. 2. Chimney cap 10-106 done. 3. Ceiling 13-102 skylight leak completed. 4. Unit 8-108 popcorn ceiling repaired.
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. Re-scheduled meeting with PMAC regarding deck replacement on five (5) units to resolve issues with the insulation. Scott and Tim to follow-up. 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 system repairs, work in progress 6. Brennan Sand and gravel proposal. 7. Damaged pillar at unit 5-104. Board requested another proposal. 8. No response from Comcast regarding cable line. Robert and Scott to follow-up. 9. Cleaning of window wells to be done in the spring.
Discussion Items	1. Stacy Davis and Lisa Mamirez will no longer be responsible for rental of the clubhouse. Kathy Gibbs volunteered to assume the duties. Phone 303-238-1574 for clubhouse rental. 2. Lengthy discussion with Kim Porter (atty.) regarding HOA Declaration and Rules and Regulations. The Rules and Regulations committee made their suggestions for updates.

	3. Unit 9-106 - Tree branches scraping against unit. 4. Letter to be sent to all homeowners who rent out their unit, stating that all rules must be followed by owner and renter. 5. Winter landscape watering. Scott will check with Keesen for recommendations. 6. Letters read from homeowner's concerns regarding animal waste not being picked up by owners. 7. HOA Travelers Insurance is seeking a new agent.
Financial Report	Review by the board and accepted unaudited results.
Adjourn	Meeting adjourn by Robert Rivera at 9:00 pm
Next Meeting	Tuesday, March 12, 2013 at 6:30 pm in the Clubhouse. All owners are welcome!