

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

Item	Notes
Members Present	Robert Rivera, David Zalone, Phyllis Newby, Andrea Pellicori, Angela Beiderbecke. Also present: Scott Dubé Property Manager, Weststar Mgmt. Corp.
Members Absent	Tim Marano and Jeremiah Adams
Homeowners Present	none
Call to Order	Robert Rivera called the meeting to order at 6:30 pm
Approval – Meeting Minutes	The Board approved February12, 2013 minutes.
Homeowner Forum	• David Zalone Bld. #12 asked the board if he could adjust the concrete block for the down spout for more efficient water flow. • Angie Beiderbecke Bld. # 11 asked that the snow removal sign in front of Bld. #11 be moved to the east end of the building. Both concerns approved by the board.
Business - Completed	1. Keesen's proposal on winter watering of the trees was accepted by the board.
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) decks scheduled for 3-21-2013 with Scott. 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. Waiting for Brennan Sand and Gravel proposal for new driveways. 6. Damaged pillar at unit 5-104. Board requested another proposal. 7. Keesen to provide a bid on cleaning the gutters and window wells for spring. 8. HOA to get another bid to fix the brick wall by unit 13-104.
Discussion Items	1. The Rules and Regulations Committee made their suggestions for updates. HOA waiting for the attorney review. 2. Unit 9-106 - Tree branches scraping against unit. Keesen to follow-up. 3. Letter will be sent to all homeowners who rent out their unit, stating that all rules must be followed by owner and renter. 4. HOA Travelers Insurance is seeking a new agent. 5. Lengthy discussion regarding the pool area, cleaning of the pool, security, security cameras, cleaning of the pool area and bathrooms.

	Robert to do some research on security cameras. 6. Board is asking if anyone is interested in being on the Landscape Committee. 7. General discussion regarding clean-up of the HOA in compliance with the Rules and Regulations. 8. Westar (Scott) along with some board members will do a walk through before the April, 2013 HOA meeting. 9. HOA 2012 taxes are being prepared. 10. Concern regarding music noise in the complex was addressed.
Financial Report	Review by the board and accepted unaudited results. Operation checks were signed.
Adjourn	Meeting adjourn by Robert Rivera at 8:00 pm
Next Meeting	Tuesday, April 9, 2013 at 6:30 pm in the Clubhouse. All owners are welcome!