

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, April 9, 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 and Angie Beiderbecke
Homeowners Present	Faith Adargo Bld. #1-102 will be the manager for the Clubhouse, starting in May, 2013 and will also take on the responsibility of cleaning the pool area and bathrooms during the summer.
Call to Order	Robert Rivera called the meeting to order at 6:30 pm
Approval – Meeting Minutes	The Board approved March 12, 2013 minutes.
Homeowner Forum	1. Angie Beiderbecke Bld. #11 asked that the snow removal sign in front of Bld. #11 be moved to the east end of the building.
Business - Completed	1. David Zalone Bld. #12 asked the Board if he could adjust the concrete block for the down spout for more efficient water flow. 2. PMAC deck replacement on five (5) decks completed. 3. Damaged pillar, unit 5-104 proposal from Option 1 (Clint) accepted. 4. Board approved the pool contract from Robbins Pool Service and Property Management for the 2013 season. Pool will be open May 26-Sept 30, weather permitting.
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. Robert to check on camera prices for the pool area. 3. Keesen to provide a bid on cleaning the gutters and window wells for spring. 4. HOA to get another bid to fix the brick wall by unit 13-104. 5. Clubhouse general cleaning and carpet cleaning approved by the board. 6. Unit 9-106, tree branches scraping against unit, Keesen to follow up.
Discussion Items	1. Andrea reviewed HOA Rules and Regulations suggestions made by our attorney for update and compliance with Colorado and Lakewood regulations. 2. Board is obtaining a bid from Rocky Mountain Asphalt for the driveways. 3. Letter will be sent to all homeowners who rent out their units, stating that all rules must be followed by owner and renters. 4. Recycle pick up added another day. Pick up is M, Tu, Th. and Sat.

	5. Weststar will get bids on painting the complex and railings. 6. Board is asking if anyone is interested in being on the Landscape Community to let us know. 7. The Board approved pet waste removal trial for 3 months. 8. The walk through was postponed due to the snow storm April 9th. 9. HOA 2012 taxes are being prepared. 10. HOA correspondence read by Board and acted upon as needed. 11. Board received notification from Consolidated Water that there will be an increase in charges for water. 12. Weststar accounting suggested that a financial audit be conducted.
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	Annual HOA meeting, Tuesday, May 14, 2013 at 6:30 pm in the Clubhouse.