

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, May 14, 2013

Item	Notes
Members Present	Robert Rivera, David Zalone, Phyllis Newby, Andrea Pellicori, and Scott Dubé Property Manager, Weststar Mgmt. Corp.
Members Absent	Tim Marano, Jeremiah Adams and Angie Beiderbecke
Homeowners Present	Annual HOA meeting at 6:30pm, then Board meeting
Call to Order	Robert Rivera called the meeting to order at 8:30pm
Approval – Meeting Minutes	April 2013 minutes will be available at the June meeting.
Update to Board Members	Welcome; Re-elected (President) Robert Rivera The Board wishes to thank Tim Marano for all the good work, and care he has added to the HOA complex during his time on the Board New member at large, Chris Easton
Homeowner Forum	None
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 completed 4. Pillar repair Unit #8 completed 5. Board approved the pool contract from Robbins Pool Service. 6. Pool will be open May 26-Sept.30,2013 weather permitting 7. HOA yearly taxes paid 8. Recycle pick up is four days, Monday, Tuesday, Wednesday, and Saturday
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. Unit 9-106, tree branches scraping against unit, Keesen to follow up. 6. Rocky Mountain Asphalt bid is in, waiting for two more bids
Discussion Items	1. Andrea reviewed HOA Rules and Regulations suggestions made by our attorney for update and compliance with Colorado and Lakewood regulations.

	2. Pool and Tennis court signs are being made. 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. Weststar will get bids on painting the complex and railings. 5. Board is asking if anyone is interested in being on the Landscape Community to let us know. 6. The Board approved pet waste removal trial for 3 months. 7. The next walk through is scheduled for June, 11th. 8. Quail Ridge newsletter to be sent out. 9. Financial audit be conducted.
Financial Report	HOA Operation checks were signed
Adjourn	Meeting adjourn by Robert Rivera at 9:15pm
Next Meeting	HOA meeting, Tuesday, June 11, 2013 at 6:30pm in the Clubhouse.