

Quail Ridge Homeowners Association

May 14th, 2013 – ANNUAL MEETING MINUTES

Members Present: Robert Rivera, David Zalone, Angela Beiderbecke, Tim Marano, Phyllis Newby, Andrea Pellicori, Jeremiah Adams.

Weststar Member Present: Scott Dubé Property Manager, Weststar Mgmt. Corp.

Homeowners Present: Sixteen by proxy and 25 in person

Item	Notes	Deliverables/Action Items
Call to Order	Robert Rivera called the meeting to order at 6:50pm	None
Reading of the Minutes	2012 Annual Meeting Minutes were approved unanimously	None
Financial Presentation	Jeremiah Adams presented the Financials External Audit is planned for 2013	Line Items requested: Landscaping HOA website will post 2013/2014 Budget
Homeowner (HO) Forum	1. Homeowners (HO) inquired about repairs or replacement of driveways 2. HO requested sweep and cleaning of drive ways and lines for parking space redone 3. HO requested landscaping budget of \$6,500 to be itemized 4. HO suggestion that we check into Bear paint when we select the contractor for painting the HOA complex 5. HO stated gutters and down spouts overflowing causing ice and water damage 6. HO concern that porch pillars are loose and/or cracked 7. HO asked President and Vice President to explain what the Board does. 8. HO asked that the east side of Bld.3 be checked for loose boards 9. HO asked that pool water temperature be set between 78-81.5° other HO requested 83-85°. 10. HO requested solar heating for the pool 11. HO requested a dumpster at the summer garage sale 12. HO requested information on the Balcony repair schedule 13. HO asked about pool keys and cameras for the pool area	1. One bid received, waiting for two more 2. Weststar to check 3. Landscape committee will post on website or send out letters 4. No bid or action taken at this time. 5. Weststar to check and correct 6. Weststar to check and get bids for repair and possible replacement 7. The Board members are responsible for the following types of tasks: update and monitor covenants, license renewals, rules regarding renters/owners, parking and compliance with city of Lakewood rules 8. Weststar to check 9. Temperature requests will be taken into consideration 10. No action taken at this time, due to more urgent requests. 11. Angie Beiderbecke will schedule 12. Weststar to check 13. Board will provide pool keys and is checking on cameras
Report of Committees	There were no committee reports	None
Old Business	Solar Heating for the pool	No action taken at this time, due to more urgent requests.
New Business	1. HOA Declarations & Rules & Regulations are being reviewed & updated by HOA attorney 2. Officers elected	1. Expected completion by end of year 2. Elected members Robert Rivera (re-elected President) and Chris Easton
Adjourn		Meeting adjourn by Robert Rivera at 8:20pm
Next Meeting		Annual HOA meeting, Tuesday, May 13, 2014 at 6:30 pm in the Clubhouse.