

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, June 11, 2013

Item	
Members Present	Robert Rivera, David Zalone, Phyllis Newby, Andrea Pellicori, Jeremiah Adams Chris Easton and Scott Dubé Property Manager, Weststar Mgmt. Corp.
Members Absent	Angie Beiderbecke
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval – Meeting Minutes	The Board approved the April 9, 2013 and May 14, 2013 minutes.
Homeowner Forum	Six (6) Homeowners (HO) present Concerns are: 1. Landscaping and updating landscaping – Kathy Gibbs agreed to head up a committee 2. FHA loan requirement—HOA attorney is completing the credential requirement and should be ready in one month 3. Renters and insurance---It is the responsibility of the owner of the unit to provide insurance 4. Concerns regarding the common area and what the HO can plant—HO cannot plant anything without submitting an ACC form to the Board
Business - Completed	1. LED lights installed in the pool area 2. Clubhouse general cleaning and carpet cleaning completed 3. Camera bought for pool and club house, Justin to install 4. Pillars fixed 5. Bids in on repair of asphalt/driveways 6. Pet waste pick up
Old Business - Pending	1. Keesen to provide a bid on cleaning the gutters and window wells for spring. 2. HOA to get another bid to fix the brick façade unit 14-104. 3. Unit 9-106, and 13-104 tree branches scraping against unit, Keesen to follow up 4. Building painting on hold for one more year 5. HOA audit, waiting for one more bid 6. Declaration change/rules and regulations 7. Parking lot sweeping and fresh stripping 8. Landscaping issues from HO blowing debris, etc 9. Gutters and down spouts to be cleaned of debris
Discussion Items	1. Andrea reviewed HOA Rules and Regulations suggestions made by our

	attorney for update and compliance with Colorado and Lakewood regulations. Jeremiah to help with introduction letter 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 do painting railings and side walk stripping 5. Yard sale/dumpster time will be set by Angie 6. Financial audit to be conducted 7. Rocky Mountain Paving bid was approved by the board. A three year plan to start in 2013 8. Discussion regarding hiring a handy man for the complex
Financial Report	HOA Operation checks were signed
Adjourn	Meeting adjourn by Robert Rivera at 9:15pm
Next Meeting	HOA meeting, Tuesday, July9, 2013 at 6:30pm in the Clubhouse.