

Quail Ridge Homeowners Association Meeting
Board Meeting
Tuesday, August 13, 2013

Item	
Members Present	Robert Rivera, Phyllis Newby, Andrea Pellicori, David Zalone, Angie Beiderbecke, Chris Easton and Scott Dubé Property Manager, Weststar Mgmt. Corp.
Members Absent	Jeremiah Adams
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval of Association Documents	The Board approved the July 9, 2013 minutes. July, 2013 Financials
Homeowner Forum	None
Business - Completed	1. Asphalt patching 2. Violation walk through and letters sent
Old Business - Pending	1 Thirteen (13) Window well medal covers. Weststar to follow up 2 Rocky Mountain Paving to sweep parking lot and apply stripping 3 Keesen to trim bushes and trees as needed and identify dead trees 4 Bid out on all units for gutters and down spouts to be repaired or replaced 5 Pool and Tennis Court signs are being made 6 Painting of balcony railings and side walk stripping to be done. Weststar to follow- up Handyman for Quail Ridge community
Discussion Items	1. Yard sale/dumpster available on Saturday, August 24, 8am-4pm. 2. Declaration discussion and update meeting is August 14, 6:30-7:30pm in the Clubhouse, all homeowners are welcome 3. Twenty seven (27)yeses in proposed updates of HOA Declaration 4. HOA Audit in progress 5. Siding and building repair will start with Bldgs. 7,8,9 6. The Roof and Gutter Guys bid accepted, and voted on by the Board 6-0. 7. Information on FHA update requirements when applying for a loan 8. Walk through the community Sept.4, 4:30pm 9. Letters and ARC requested from HO (home owners) read and replays sent 10. Collection status report review by board, one foreclosure
Financial Report	HOA Operation checks were signed
Adjourn	Meeting adjourned by Robert Rivera at 7:45pm
Next Meeting	HOA meeting, Tuesday, September10, 2013 at 6:30pm in the Clubhouse.