

Quail Ridge Homeowners Association
Board Meeting
Tuesday September 11, 2013

Members Present	Robert Rivera, Phyllis Newby, Andrea Pellicori, David Zalone, Angie Beiderbecke, Chris Easton, Jeremiah Adams and Scott Dubé Property Manager, Weststar Mgmt. Corp.
Members Absent	none
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	• New owner Amanreet (?last name) and Frank Bld. 8-103 regarding bicycle storage on back patio. Lengthy discussion regarding rules and reg. and bicycle storage. Concerns regarding the pool hours • Angie Beiderbecke Bld. 11-101 regarding owners parking space and visitor parking within the complex
Business - Completed	1. Gutters and down spouts repaired 2. Walk through and violations letters sent 3. Pool and Tennis Court signs posted 4. Sidewalk striping and hand rails painted 5. Yard Sale and dumpster available (Aug.24, 2013) 6. HOA audit completed all funds accounted for 7. Walk through completed
Old Business - Pending	1. Thirteen (13) window well medal covers. Weststar to follow up 2. Rocky Mountain Paving to sweep parking lot and apply striping 3. Keesen to trim bushes and trees as needed and identify dead trees 4. Handyman for Quail Ridge community 5. Information on FHA requirements for a home loan 6. HOA Declaration
Discussion Items	1. Thirty two(32) signers for proposed updates of HOA Declaration 2. Siding and building repair will start with Bldgs. 7,8,9 3. Proposal from Keensen on community landscaping and tree removal received and landscaping committee will review 4. Information on FHA update requirements when applying for a loan 5. One foreclosure, Weststar to follow up on progress, the ramp to front entrance to be removed 6. Final issues with Management Resources (JSN) being resolved 7. Pine tree removal Bld. 2-110 ok'd by board 8. One more bid needed on water damage Bld. 8-108,109 9. Snow removal (3 bids) SM Sweeping accepted, snow removal to start at 3" 10. Trouble area of sprinkler system and sprinkler heads discussed

	11. Water leakage through window wells in many units due to recent rain storms 12. Discussion regarding possible placement of a bike rack within the community
Financial Report	HOA Operation checks were signed Review of Budget/Actuals for the month of July, 2013
Adjourn	Meeting adjourned by Robert Rivera at 8:05pm
Next Meeting	HOA meeting, Tuesday, October 8, 2013 at 6:30pm in the Clubhouse.