

Quail Ridge Homeowners Association Board Meeting
Tuesday October 8, 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	Angie Beiderbecke
Call to Order	Robert Rivera called the meeting to order at 6:30pm
Approval of Association Documents	The Board approved the September 11, 2013 minutes. Typo error made on August minutes, reported as July minutes. Correction made
Homeowner Forum	Kathleen and Nick unit 8-108 reported on-going foundation issue, front wall of their unit and water damage to basement back wall from rainstorm Sept.12. One bid received, Scott to follow up.
Business - Completed	• RM Paving and sweeping of parking lot completed, see below • Ramp on foreclosure unit removed • Snow bid accepted from SM Sweeping, removal starts at 3"
Old Business - Pending	1. Thirteen (13) window well medal covers. Weststar to follow up 2. RM Paving; mistakes made in numbering of parking spaces. Scott to follow up 3. Keesen to trim bushes and trees as needed and identify dead trees 4. Proposal from Keesen on community landscaping and tree removal received. 5. Handyman for Quail Ridge community 6. Information on FHA requirements for a home loan 7. HOA Declaration thirty two (32) signatures 8. Siding and building repair starting with Bldgs.7,8,9 9. Pine tree removal Bld.2-110 10. Discussion of bike rack in the community
Discussion Items	1. HOA Declaration, the board, discussed the possibility of another meeting for discussion and concerns with homeowners 2. Letter to be sent to all homeowners regarding the responsibility of the balconies, patios and porches according to the HOA Declaration rules and regulations 3. Landscape committee member (Phyllis) made a motion that we check into the watering of new plant replacement and tree replacement before we accept a bid 4. Final issues with Management Resources (JSN) is being resolved

	5. Bids needed on water damages to Bld.8-108,109 and Bld. 2-105 6. Water leakage through window wells in many units due to recent rainstorms 7. Walk through Oct.24, at 4:30pm meet at club house 8. HOA calendar year starts in April
Financial Report	Review of Budget/Actuals for the month of July, 2013
Adjourn	Meeting adjourned by Robert Rivera at 8:05pm
Next Meeting	HOA meeting, Tuesday, November 12, 2013 at 6:30pm in the Clubhouse.