

Quail Ridge Homeowners Association Meeting
Board Meeting
February 11, 2014

Item	Notes
Members Present:	Robert Rivera, Andrea Pellicori, Dave Zalone, Angela Beiderbecke, Phyllis Newby, Chris Easton, Jeremiah Adams, and Scott Dube Property Management, 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 January 10, 2013 meeting minutes. The Board reviewed the monthly budget.
Homeowner Forum:	Two homeowners present: 1. Homeowner 13-102 discussion regarding damage to floor and ceiling due to rain last fall. 2. Homeowner 6-104 discussion regarding parking spaces and moving from visitor to marked spaces, and towing concerns. Scott to check on Handicap parking space
Business Completed	NA
Old Business Pending	1. Scott to follow up on draining issues and gutters unit 9-110 2. Identification flags for all fire hydrants 3. HOA Declaration thirty-two (32) signatures 4. Siding and building repairs starting with Bld.7,8,9, due this spring 5. Two Pine tree removals will be planned for Bld.2-110 and by Bld. 9 6. Thirteen (13) window well covers 7. Foundation water leak repair on Bld.2-105 and Bld. 8-108,109, bids in process 8. Parking sticker for homeowners 8. FHA loan approval – no update yet 9. Budget expenses regarding sprinkler repair water backflow bld.1-12, pillar, brick wall repair bld. 14, clubhouse cleaning and storage area
Discussion Items	1. HOA Declaration second meeting for discussion and concerns with homeowners scheduled at 6:30 March 11, 2014 at the clubhouse. 2. Landscape committee will meet with J&J tree care regarding tree clear 3. Pet waste removal and dog off leash 4. Discussion regarding gutters and downspouts, a problem throughout the complex. Scott to obtain bids regarding repairs or replacement 5. SM Sweeping will not be using ice melt on the sidewalks per board request

	6. Review Parking Authority rules and regulations 7. Bids in on swimming pool maintenance 8. Clubhouse fire extinguishers checked
Adjourn	Meeting adjourned by Robert Rivera at 8:00pm
Next Meeting	Tuesday, March 11, 2014 @6:30 pm.in the club house. All owners are welcome!