

Quail Ridge Homeowners Association Meeting  
Board Meeting  
March 11, 2014

| Item                              | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Members Present:                  | Robert Rivera, Dave Zalone, Phyllis Newby, Chris Easton, Jeremiah Adams, and Scott Dube Property Management, Weststar Mgmt.Corp.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Members Absent:                   | Angela Beiderbecke, Andrea Pellicori                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Call to Order                     | Robert Rivera call the meeting to order at 6:30pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Declaration Update Meeting        | Eighteen (18) homeowners from 12 buildings attended the one hour Declaration Meeting. Questions and answers: parking spaces, rentals, concrete foundations, sump pumps, vote on each issue update, all or nothing                                                                                                                                                                                                                                                                                                                                           |
| Approval of Association Documents | The Board approved the February 11, 2014 meeting minutes.<br>The Board reviewed the monthly budget.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Homeowner Forum:                  | Three homeowners present:<br><ol style="list-style-type: none"> <li>1. Bld. 13-102 discussion regarding damage to floor and ceiling due to rain last fall.</li> <li>2. Bld. 4-108 new overlay sidewalk in front of unit cracking</li> <li>3. Bld.11-106 main sidewalk cracking</li> <li>4. Bld.9-108 question when gutters and downspouts are to be cleaned</li> <li>5. Bld.12-105 top of flag pole broken off by tree trimmers</li> </ol>                                                                                                                  |
| Business Completed                | Tree removal from bld. 2 and 9, and clearing from buildings completed<br>No FHA approval at this time                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Old Business Pending              | <ol style="list-style-type: none"> <li>1. Scott to follow up on draining issues and gutters unit 9-110</li> <li>2. Identification flags for all fire hydrants</li> <li>3. HOA Declaration thirty-nine (39) signatures</li> <li>4. Siding and building repairs starting with Bld.7,8,9, due this spring</li> <li>5. Thirteen (13) window well covers</li> <li>6. Foundation water leak repair on Bld.2-105 and Bld. 8-108,109, bids in process</li> <li>7. Parking sticker for homeowners</li> <li>8. Budget expenses regarding sprinkler repair.</li> </ol> |
| Discussion Items                  | <ol style="list-style-type: none"> <li>1. Pet waste removal and dog off leash</li> <li>2. Discussion regarding gutters and down spouts, a problem throughout the complex. Scott to obtain bids regarding repairs or replacement</li> <li>3. Review Parking Authority rules and regulations</li> <li>4. Robin to maintain swimming pool this season</li> <li>5. Clubhouse fire extinguishers checked</li> </ol>                                                                                                                                              |
| Adjourn                           | Meeting adjourned by Robert Rivera at 9:00pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Next Meeting                      | Tuesday, April 8, 2014 @6:30 pm. in the club house. All owners are welcome!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |