

Quail Ridge Homeowners Association Meeting
Board Meeting
April 10, 2014

Item	Notes
Members Present:	Robert Rivera, Andrea Pellicori, Dave Zalone, Phyllis Newby, Chris Easton, Angela Beiderbeck, and Scott Dube Property Management, Weststar Mgmt.Corp.
Members Absent:	Jeremiah Adams
Call to Order	Robert Rivera call the meeting to order at 6:30pm
Approval of Association Documents	The Board approved the March 11, 2014 meeting minutes. The Board reviewed the monthly budget.
Homeowner Forum:	Bld.11-103 Co-owners presented a statement of restorations repairs to the Board regarding water damage to their unit. Resolution complete.
Business Completed	Fire Extinguishers in clubhouse checked and replenished FHA approval with a balanced budget Tree pruning
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-nine (39) signatures 4. Siding and building repairs starting with Bld.7,8,9, due this spring 5. Thirteen (13) window well covers 6. Foundation water leak repair on Bld.2-105 and Bld. 8-108,109, bids in process
Discussion Items	1. Pet waste removal twice a month 2. Discussion regarding gutters and down spouts, still waiting for bids regarding repairs or replacement 3. Pool contract with Robinson signed, pool open for Memorial Day and closed Labor Day 4. Drain ditch for Bld.11 and 12 to be cleaned 5. Updated parking letter will be sent out 6. Sweeping of parking will be done by the end of May 7. Financial audit for 2013-2014 will be done by LR Compton 8. No beautification to the landscape this year 9. ARC forms signed 10. Board voted to forgive HOA debt to the Reserve in the amount of \$28,465 11. HOA will save \$4,000 on our structural insurance if we pay the entire amount in one payment. The Board voted to approve borrowing from the Reserve and pay the amount (what amt) back in .(what amt.of time)

	12. Budget for 2014-2015 approved by the board 13. Homeowners dues will go up by 5% 14. Agenda for year 2014-2015 will be Road completion, Gutter repair/replacement, Painting, and Tree care
Adjourn	Meeting adjourned by Robert Rivera at 8:15pm
Annual Meeting	Tuesday May 13, 2014 @6:30 pm. in the clubhouse.