

Quail Ridge Homeowners Association
May 14th, 2014 – ANNUAL MEETING MINUTES

Members Present: Robert Rivera, David Zalone, Angela Beiderbecke, Beth Meier (replacing Jeremiah Adams) Phyllis Newby, Andrea Pellicori, Chris Easton .

Weststar Member Present: Scott Dubé Property Manager, Weststar Mgmt. Corp.

Homeowners Present: 13 proxy, 24 in person

Item	Notes	Deliverables/Action Items
Call to Order	Robert Rivera called the meeting to order at 6:50pm	None
Reading of the Minutes	2013 Annual Meeting Minutes were approved unanimously	None
Financial Presentation	Robert Rivera and Scott Dube presented the financials and explained the External Audit completed in 2013/2014	HOA website will post 2014/2015 Budget
Homeowner (HO) Forum	- Homeowners (HO) inquired about repairs or replacement of driveways - Landscaping spent \$16,000 on tree clearing, - HO stated gutters and down spouts overflowing causing ice and water damage - HO concern that porch pillars are loose and/or cracked - HO asked if the pool could remain open the month of Sept. - HO asked that President and Vice President review current issues. - HOA five (5%) increase in home owners condo fees - Declaration of Covenants HO were asked to participate in review and suggestions on the rules and regulations - Swimming pool opens Memorial Day - Pool cameras	- Repairs done in 2013. One half of driveways to be completed this year, starting at the north, second half in 2015 - Only tree clearing from all buildings, limited money spent on beautification, - HOA is seeking bids for repairs or replacement. - Weststar to check and get bids for repair and possible replacement - Due to more urgent requests and expense the pool will close Labor Day - The Board members are responsible for the following tasks: HOA budget, update and monitor covenants including repairs and replacement on building insurance coverage, license renewals, rules and regulations, sprinkler system, renters/owners, parking and compliance with city of Lakewood rules - Due to expenses of driveway resurface, gutters and down spouts and painting - HO formed a committee of six (6) to review - Board will provide pool keys, call Scott if needed - Cameras installed
Report of Committees	See Landscape committee report above	None
Old Business	Driveways and gutters and down spouts	Current action
New Business	- The new HOA Declarations and Rules and Regulations are being reviewed - Officers elected	- HO committee formed - Re elected members Angela Beiderbecke, Andrea Pellicori
Adjourn		Meeting adjourn by Robert Rivera at 8:20pm
Next Meeting		Annual HOA meeting, Tuesday, May 13, 2015 at 6:30pm in the Clubhouse.