

Quail Ridge Homeowners Association Meeting
Board Meeting
August 12, 2014

Item	Notes
Members Present:	Robert Rivera, Andrea Pellicori, Phyllis Newby, David Zalone, Beth Meier and Scott Dube Property Management, Weststar Mgmt.Corp.
Members Absent:	Angela Beiderbecke, Chris Easton
Call to Order	Robert Rivera call the meeting to order at 6:30pm
Approval of Association Documents	The Board approved the July 8, 2014 minutes. Date correction made on June 10, 2014 minutes Financials for July and August to be reviewed at the September, 2014 meeting
Homeowner Forum:	- Three persons from the Covenants Committee gave their report; HOA board made suggestions for some change; - New Owner (14-103), regarding general responsibility and fines - Owner Bld.9-106 requested consideration in reducing fines. Weststar to respond
Business Completed	- Paving not complete adjustment for seal coat, for bldgs. 3,4,5, and correct striping not completed meeting 8-26-14 with paving company - FHA loan update - all necessary papers sent in for FHA, response from FHA in 60 days
Old Business Pending	- Following issues on hold until an engineering firm can evaluate the needs of each building. Bids are in progress - Gutters and draining issues unit 9-110 - Siding and building repairs starting with Bld.7,8,9, due this spring - Thirteen (13) window well covers - Foundation water leak repair on Bld.2-105 and Bld. 8-108,109, bids in process - Gutters proposal, clean out, repairs or replacement - Life preserver ring for swimming pool - See above, meeting to be scheduled with paving company
Discussion Items	- Bids from engineering firms to evaluate the needs of each building - Life preserver ring for swimming pool Weststar to get - New owners in the community - The Declaration of Covenants committee submitted their suggestion, comments made by the board for correction - ARC forms reviewed and signed - Board member Beth Meier consented to clean pool area and rent club house - Beth Meier will also be responsible for the quarterly news letter - Letter read from homeowner requesting reduction in violation fees,

	Weststar to follow up • Write off Accounts Receivable Other to bad debt from JSN (Approx \$10,000) • Write off Accounts Receivable to bad debt from previous owner (approx \$1,100) • Year contract signed with Weststar as our management company
Adjourn	Meeting adjourned by Robert Rivera at 8:40pm
Next Meeting	Tuesday, September 9, 2014 @6:30 pm. in the clubhouse