

**MINUTES OF THE
ANNUAL MEETING and ELECTION
OF
QUINCY LAKE CONDOMINIUM ASSOCIATION, INC.
HELD ON MAY 8, 2006**

The Meeting was called to order at 6:34PM in the clubhouse. All three Board members were present.

Motion and 2nd to elect Daniel H. Overmyer as meeting Chairman.

Motion and 2nd to waive reading of the annual minutes.

Chairman selected 2 volunteers to count proxies and votes, and 1 volunteer to record votes.

Current directors gave their proxy votes to Cathy Habich:

Dan Overmyer – 7

Sheri Kalenian – 2

Mark Williams – 2

Count certified 73 votes for Cathy Habich.

Homeowners expressed desire to have landscaping done on a day other than Tuesday – trash day.

Homeowners pleased with landscape work done thus far.

Homeowners concerned about dead lawns.

Homeowners concerned about children not having a place to play.

Homeowners suggested a fundraiser be done if a playground is proposed.

17375D – Homeowner asked if she could build a fence behind her unit. President was unable to address this issue due to lack of information regarding property lines.

Homeowner recommended having a discussion with the City of Aurora regarding maintaining the land near the dog park for use by children.

Neighborhood Watch organizer strongly encouraged parents to know who children are playing with. There is a convicted felon in the community.

Homeowner with deck issues; still needs to be addressed. Drywall and soil issues corrected; Homeowner very pleased with that.

Landscaping Items discussed:
Sidewalks need fixing
Multi-purpose spraying
Discussed playground, look at cost
Fence around clubhouse is rusting, get bids to fix
Decks: Maintenance is the responsibility of the homeowner; should the Association pay for major damage, new posts?

Discussed Reserves: They are for replacement or repair only. Or they can be used for new things, such as the park/playground.

Discussed letter to homeowner about fence and dog feces; the Association mailed a letter. If it is not taken care of, call the city about the yard.

Discussed Playground: At the request of Dan Overmyer, there was a discussion about a playground area for children under 12 years of age, to be placed at the end of the lower circle, between the end of the road and the dog park.

After the discussion, Mark Williams made a motion, which was seconded by Dan Overmyer, and the motion was carried unanimously, with Cathy Habich indicating, "as long as it is not too expensive."

Pool opens Memorial Weekend.

Garage Sale is June 16th.

Mark Williams suggested that we block off the back doors to the clubhouse to help stop the window breaking.

There were no violation hearings.

Upon a motion by Daniel H. Overmyer, the meeting was adjourned.

By: _____
Daniel H. Overmyer, President