

Quincy Lake Homeowners Association Meeting

Tuesday, August 11, 2009

Amended 8/20/09

The meeting was attended by the three board members - Tracy Williams, David Slattery, and Jolie Hendricks, as well as Tracy Mulvihill of Weststar Management and numerous homeowners. The list of homeowners who signed in is attached.

Tracy Williams convened the meeting at 7:02. Board members were introduced and their offices declared: Tracy Williams will be the Board President for a three-year term; Jolie Hendricks will serve as Vice-President and Secretary for a two-year term, and David Slattery will serve as Treasurer for a one-year term.

The meeting was then opened to the homeowners to state requests and issues they would like to have addressed.

Don Peterson brought up problems with his gutters draining on the east side over his deck. Other homeowners declared problems with their drainage as well, including:

- 17253 E in the back
- 17467 D in the back
- 17316 B in the back
- 17151 D (Stanford Ave.) in the front

Mary Michels of 17253 D (Stanford Ave.) reported woodpecker damage on the siding. Her neighbor, Don Peterson, stated that he was always home and would be able to show repairmen where the damage is. Additionally, Lori at 17396 C reported holes in the siding of her unit toward the second floor.

Residents of 17467 D and 17396 C and B reported birds living in the dryer vent.

Rosalie Brown suggested that the groundskeepers get rid of weeds that have been neglected. Susan Hensley and Jodi Hobbs requested bushes and hedges be trimmed. Ms. Hensley noted specifically the bush that separates the building at 17151 and 17213 E. Stanford be trimmed so that residents can pass through to take their trashcans to the curb. Residents at 17497 D stated that the bushes in the back of their building be trimmed. This is an area that separates Quincy Lake Condos from residential homes, and has been neglected for quite some time. 17477 B has a bush next to her door that she would like to have removed for security sake, as well as being allergic to it. She was instructed to submit a request in writing. She also wants to modify her deck for better wheelchair access. She was told to submit plans in writing for Board approval. She also asked if she could repair her fence herself, and was told that was fine as long as it matched the other fences.

The suggestion was made for the groundskeepers to pick up trash.

Dennis Fria, 17316 B has requested the groundskeepers not blow grass trimmings toward his home from the sidewalks, as it collects on his screens. He has requested this of them directly to no avail.

17467 D has an outside vent coming off. This vent is for ventilation between floors.

The subject of fence replacement was brought up. There is some confusion over who is responsible for this. David stated that there will likely

not be enough money to do this yet, but the board agreed to get a bid and consider the feasibility of doing so on a rotating basis.

The issue of repainting the units arose. David stated that it would be done on a rotating basis, with 1/3 of the buildings be done each year for three years, and then taking two years off. This would spread the expense out over five years. A homeowner stated his dissatisfaction with this plan, stating that not all buildings needed it. The board agreed to seek advice from a professional on this and base the decision on that advice. The concern is that the buildings that are not done during the rotation would look very bad and perhaps have additional repair needs by the time the next rotation started. Dennis Fria suggested using a higher quality of paint, which may allow us to delay repainting longer. David stated that the earliest painting would resume would be next year.

Dennis Fria suggested that the current Board review the rules and make any necessary revisions after the previous Board's rule changes over the past several years. Tracy Mulvihill clarified that by-laws can be changed, but declarations could not. The Board agreed that this was a prudent thing to do and would review and clarify the rules as needed.

Declarations can be changed, however, it is a lengthy, costly, drawn out process that requires a majority vote of the homeowners as well as all of the mortgage holders (1st, 2nd, etc). It requires a lot of work from the attorney as well as the law firm. The Rules and By-laws can be changed/amended by the Board without the need for the special meetings, the votes, the costs associated with the process.

Dennis also asked that the Neighborhood Watch program be reinstated and supported by the Board. This was agreed upon by all Board members. Jodi Hobbs and Dennis Fria will head up efforts to revive this program in our community.

Other suggestions made by homeowners:

- Dumpster Day in the fall and/or spring. Residents could throw out large items during spring and fall cleaning.
- Neighborhood Clean-up day. HOA would provide and distribute trash bags and residents could go around picking up trash to beautify the grounds.
- In the next few newsletters, invite renters to attend meetings in an effort to get them more involved. They could report problems directly, which may prevent more damage from occurring. Currently, newsletters go only to homeowners. Tracy Mulvihill stated that she doesn't have contact information for renters. However, the by-laws state that owners must report their renter's contact information to the management company. As the Board reviews current practices, they will consider putting this reminder in future communications materials, such as newsletters and/or direct communication. A suggestion was made that current homeowners can introduce themselves to their renter neighbors and invite them to the meetings.
- Remind owners of motorcycles to share parking spaces as a courtesy to their neighbors.

The subject of window screens was brought up. Clarification was given that the rules state that it is okay to have screens missing, but not torn or damaged. A question arose whether or not the HOA could be held liable if a child were to fall out of the window. The answer to this is unknown, so the Board will consult with the HOA attorney for clarification. A suggestion was made to have a company that does screen

repairs give a bid for doing several buildings at a reduced cost at homeowner expense, and by request.

Tracy Mulvihill stated that there was roof damage on all buildings from the recent hailstorms. They will be fixed soon. Our cost for the repairs will be \$5,000 for the insurance deductible.

A homeowner asked if the Board had planned an increase in dues. The Board responded that a \$25 increase had been discussed to begin January 2010. When homeowners expressed some dissatisfaction, David responded that maintenance has been ignored for several years under the previous Board, so now the repairs are more expensive. There has been no enforcement of rules or consequences for breaking rules, which has led to current problems.

The subject of the budget came up. It was stated by Tracy Mulvihill that we pay \$900 per month for security, who drive through the complex three times per night for a total of one hour. She stated that she did not renew their contract. The Board stated that they do not feel this is worth the cost, and that our renewed Neighborhood Watch program would likely be more effective. It was suggested to put ideas in the newsletter, such as keeping porch lights on at night as a security measure. Tracy will also have someone come through the complex to check and replace streetlights to add to the security measures.

Currently, the association has about \$182,000 in reserves, with \$55,000 in accounts receivable. The management company is pursuing collection on past due dues. Tracy M. suggested that a reserve study be done to determine future expenses in order to create a budget.

The Board stated that they wanted to begin sending courtesy notices for overdue dues payments, and give homeowners 30 days to rectify their account.

Finally, David reported that a resident, Adrian, works for ADT and would be willing to seek bulk discounts for anyone interested in adding the service to their home. David collected a few names of those who were interested.

The next meeting is scheduled for Tuesday, September 8 at 7:00 pm at the clubhouse. The meeting was adjourned at 8:05, after a motion by Tracy Williams, seconded by Jolie Hendricks.

Minutes submitted August 13, 2009 at 12:45 via email to Tracy Williams, David Slattery and Tracy Mulvihill. Jolie Hendricks will retain a hard copy of the minutes and sign in sheets of homeowners present.