

Quincy Lake Homeowners' Association

Minutes from regular monthly meeting: September 9, 2009

The meeting was held at the property clubhouse, and was called to order at 7:00 pm by Tracy Williams. In attendance was Tracy Williams, David Slattery, and Jolie Hendricks, as well as 9 homeowners.

Open forum: Homeowner concerns were addressed and will be followed up on by Weststar Management.

Rules revision and clarification will be provided by the Board and will be effective November 1, 2009. Reminders for common problems, such as when trash cans can be put out, picking up pet waste, policies on window air conditioning units, and submitting requests for improvements will be sent in the next newsletter.

Approval of the minutes from the August 11, 2009 meeting was moved by Tracy Williams and seconded by Dave Slattery.

David Slattery explained the plan for the roofs of all buildings in the complex to be replaced. The cost for this by the HOA will be \$5,000 for the insurance deductible. Homeowners were told that Weathergard, the company that will be doing the work on the roofs, would place a letter on homeowners' doors telling when work would begin on their building, and suggestions to secure property to protect from possible damage.

Due to vandalism and break-ins to the clubhouse, the Board has decided to replace the doors that have been damaged, and to retain the services of ADT alarm systems as a deterrent. The cost is minimal and will be cost effective when compared

with the cost of repairs for the damage that is being done. Recent repairs have cost approximately \$17,000. The suggestion was made to install motion detector lights as well.

The homeowner at 17345 D has submitted a request to build a fence around the rear of her unit. Tracy Williams moved to grant the request and it was seconded by David Slattey.

Homeowners present were reminded that requests for home improvements must be submitted to the Board for approval. The request must be in writing, and include a diagram of the planned changes and dimensions/measurements. Improvements to exteriors should have the same appearance as the other units. Before construction of fences begins, the homeowner is responsible for contacting public utilities to ensure no damage will be done to underground equipment.

Financial Report: By the end of August, 2009 the HOA had about \$80,000 in its operating account. It was suggested to put that into the reserve fund. Tracy Williams moved to put \$30,000 in reserve and use the remaining \$50,000 for needed improvements and maintenance. David Slattey seconded the motion.

The meeting was adjourned at 8:05 following a motion by Tracy Williams, seconded by Jolie Hendricks.