

Quincy Lake Homeowners' Association
Meeting: October 13, 2009

The meeting was called to order at 7:00 pm by Tracy Williams. In attendance were the Board members; Tracy Williams, David Slattery, and Jolie Hendricks, as well as Tracy Mulvihill and HOA attorney Kim Porter. The meeting was held at the clubhouse.

Aurora Police Par officer John Cassell addressed the homeowners concerning our newly formed Neighborhood Watch program. He explained that this is a link between the community and the police station, to strengthen the security of the neighborhood through increased vigilance and reporting. He suggested that we combine watch programs with the neighborhood adjacent to us to further strengthen its effectiveness. Jodi Hobbs will be our area coordinator, and will receive incident updates. A call for block captains went out for smaller areas within the community. Block captains will report to Jodi, who will then communicate the information to Officer Cassell. New signs will be made to ensure people are aware of the program at City expense. The police department will also sponsor events to gather people and get them involved and informed. An example of an event would be an ice cream social. Homeowners can log in to www.watchdog.com, which is an Aurora PD website for information on sex offenders in the area. They are coded as green, yellow and red to denote the severity of the danger they pose. Green might be someone who was charged with public exposure, yellow would be more serious but contained, and red would indicate someone who was more violent and/or was an offender against a child. The question was raised about the city curfew for minors, and Officer Cassell explained that it was 11:00 pm on weekdays, and 12:00 pm on

weekends. This curfew applies to minors, age 17 and under. Violations of this curfew can be reported to the non-emergency number at the police department, or to Officer Cassell. Those homeowners who wish to be involved as block captains or volunteers should contact Jodi Hobbs.

Next, representatives from Weatherguard, the company whom we have contracted to replace our damaged roofs, came to explain why work has been delayed. There has been a dispute with the insurance company over the sky lights in the units. Weatherguard insists that they must be replaced, due to the seal being broken when the flashings are replaced. This would cause further water damage to the units. The insurance company claims this is an unnecessary expense. The question was raised on when it would be too late in the year to do the work, due to the weather. They explained that as long as the surface temperature was 35 degrees or above, the work could be done. They will continue to work with Travelers Insurance to move forward with the project.

Following these speakers, the meeting agenda commenced. Tracy Williams moved to approve the minutes from the prior meeting, and David Slattery seconded the motion.

The Board has been reviewing the rules and regulations for the community and has made recommendations for some changes. Those rules would be in compliance with SB100. The policies of SB-100 will be posted to the Weststar Management website, at www.weststarmanagement.com, along with a copy of the new rules and regulations, which will take effect on November 1, 2009. Homeowners can request a hard copy to be sent to them by written request to Weststar. Under SB-100, we can postpone a reserve study until July, 2010. Tracy Mulvihill is currently getting bids for this study, and needs one more to fulfill the requirements.

Kim Porter was available to give her legal expertise on matters pertaining to the rules and regulations.

The meeting was adjourned at 8:25 pm.

The next meeting is scheduled for Tuesday, November 10th at 7:00 pm at the clubhouse.