

**Quincy Lake Condominium Association**  
**HOA Meeting Minutes**  
**11/10/09**

Meeting was called to order at 7:00 by Tracy Williams.

Roofing project update: Still being fought out by insurance company and contractor. Travelers Insurance company got a bid for half the amount of Weatherguard. Questions have arisen whether or not Weatherguard's bid is reasonable, and the delays have become problematic. Bids will be sought from other roofing companies so the work can be done in a reasonable time, at a reasonable cost and avoid further conflict with Travelers.

Approval of minutes for October meeting was moved by Tracy Williams, and seconded by David Slattery.

Financial Report: Funds weren't moved to reserve fund, but it worked out fine since we got a big snowstorm and the amount we'll need to pay for the bill will be substantial. Any overage will go to the reserve fund.

Reserve study was bid by Aspen Reserve Specialties. The Board approved a level 1 study with a 7-day turnaround, costing \$2,870.00.

Table gutter-cleaning bids will be tabled. Awaiting another bid.

Jolie will contact Jodi Hobbs to get Weststar on the email list for the Aurora PD updates.

Homeowner suggestions:

1. Downspouts may need replacing to avoid damage to foundations and water damage.
2. Post newsletter in the kiosk so renters can see it too.

Newsletter suggestions:

1. Holiday decorating contest. Judging will be done on December 19<sup>th</sup>. Prizes \$50, \$25, \$10 prizes.
2. Decorations need to be taken down by January 17, 2010.
3. Against the law to leave car unattended while running. Remote start mechanisms are illegal by the letter of the law, but common practice is that tickets aren't issued if car owner can prove the car will be disabled if moved.
4. Turn on outside lights as theft deterrent.
5. Coyote has been seen - watch your small pets.
6. Remind guests not to park in numbered parking areas.
7. Notification of increase in dues in January.

ADT has not yet been activated. Doors have not yet been replaced. Group of kids loitering (call PAR officer).

Meetings will be bi-monthly until spring. Next meeting will be January 12.

7:32 meeting adjourned.