

Quincy Lake HOA Meeting
January 12, 2010

The meeting was called to order at 7:00 pm in the clubhouse. In attendance were the three board members, Tracy Williams, David Slattery, and Jolie Hendricks.

Ryan Hurley from Peliton Insurance Company attended to tell us about options in relation to our policy. Our current policy requires a 2% or \$5,000 per building deductible. The CIBA2 policy offers broader coverage at about \$9,000 annually more than we currently pay, but since the coverage is so much better, it would save homeowners from having to pay a special assessment of approximately \$900 each in the case of another severe hailstorm or substantial damage. It was figured that the \$9,000 increase would only cost homeowners about \$4/month, a significant savings. They can rewrite our policy. Cibaservices.com. Homeowners in attendance felt that it would be in our best interest to buy the better insurance, and the board members agreed. Ryan will take at least \$1,000 off the premium and will negotiate on our behalf for the best price. Jolie moved a motion to change the insurance policy and David seconded the motion.

David gave an update about the roofing project. The board has fired Weatherguard from the project due to the price they were going to charge. A new company will replace the roofs and the skylights for the amount that Travelers has already given us. This is a significant savings from what Weatherguard was going to charge us.

A special meeting will be held with the board members as soon as Weststar gets another bid to clean the gutters. Falch & Falch, Inc. gave us a bid for \$10,950. The board will approve the work when we can compare the bids.

Questions arose about the snow removal and why we couldn't have homeowners do their own. David encouraged homeowners to shovel their own walk as a cost saving measure to the association, but the Board feels there is the possibility of conflicts of interest if homeowners were hired to do work on the property. The Board has decided that we will adhere to a policy in which all work is contracted out to avoid the appearance of or actual favoritism and/or conflicts of interest.

We need to follow up on approving a request from Rob M. concerning fixing his deck, which is now a safety issue. The board will do an email vote to approve his request.

The next meeting will be held on March 9 at 7:00 pm at the clubhouse.

The meeting was adjourned at 7:43 pm.