

Quincy Lake Homeowners' Association
Annual Board Meeting
May 10, 2011

Call Meeting to Order: Tracy called the meeting to order at 7:04 pm.

Election of new Board member: We did not achieve a quorum to elect a new board member to replace Jolie Hendricks. We have 31 votes, and we need 50. The decision was put to the homeowners in attendance whether or not to allow Jolie to resign and the remaining Board members to appoint a new Board member. By consensus the homeowners approved Jolie's resignation, and the Board appointed Jim Beaudry.

The Annual meeting was adjourned at 7:12, and the meeting turned to the regular bi-monthly town hall meeting.

The regular town hall meeting was called to order at 7:13.

In attendance were Board members Tracy Williams, David Slattery, Jolie Hendricks, and incoming member Jim Beaudry, and Chris Ricketts from Weststar Management.

An owner asked about the lights that are left on in the clubhouse. The Board responded that they are left on for security reasons to deter vandalism and theft, and since they are only 15 watt bulbs, the cost is worth it.

Another homeowner asked about residents that have several vehicles, and whether or not that is permitted. If a vehicle is left in an unassigned space for more than 3 days, they can be tagged. Chris told her to send the color, make, model and license plate number. She produced it immediately. Then he can have Max Towing tag it, giving the owner notice that it will be towed, and it will then be towed if it remains.

A homeowner asked about street sweeping. The Board will be reviewing bids to have that done shortly.

Christmas decorations are still up at 17325F E. Rice Cir. A violation notice will be sent.

The pool will open on May 28, 2011. The Board is looking for new patio furniture that will be heavy enough that it won't be easily stolen for a reasonable price. Chris has a suggestion from a company he is familiar with.

An owner is having problems with the asphalt in front of his unit. The long-term plan is to repair the asphalt, but it will cost about \$75,000, a cost that is currently prohibitive. However, this owner's damage is potentially dangerous, and therefore it needs to be made a priority. Chris will have someone come out to look at it and have it repaired. Spot repairs will be done as needed and as can be afforded.

We will begin a painting rotation this year, painting the exterior of 1/3 of the buildings, 1/3 next year, and 1/3 the third year.

Approval of minutes: David made a motion to approve, Tracy seconded the motion.

Financial Report: Tabled to executive session.

Unfinished Business:

- Pool fence replacement progress – Everything is done except to have lights installed. We have 2 bids now, Tracy requested a third bid. Choices: flood lights or security lights. Security lights will be tamper resistant and will not be as bright to residences in the area. Tracy requested more bids, Jim agreed. The Board will discuss this and make a decision with the new bids.

- Ramp at pool and clubhouse – Reconstruction Experts has said they will come to remove these in the near future. No specific date was given.
- 17487E & 17488C basement/crawlspace completed – Completed, but there is water still visible. Chris will have this looked at again. It was recommended to all those present to purchase renter's insurance to cover interior damage, since the association is not responsible for that damage. It is very inexpensive.
- Handrails, trim and other repair items progress/update - Most repairs have been completed. We need to get together with Reconstruction Experts to do a walk around to ensure everything needed is completed.
- General debris and trash pickup/cleanup – Chris is talking to the landscaper about picking up trash around the property as they work on the landscape.
- Pool pump room cleanup – Done. We have new shelving units, and trash and other items that needed to be disposed of were removed.

New Business:

- Tie wall proposal – \$5,000 to repair. Tracy requested more bids.
- Driveway cleanup – Quality Grounds: Does not include parking spaces for \$750. Street sweeping will be considered, whether or not it's an expense that is needed, in light of our tight budget and many needs. Street sweeping is cosmetic only, and removes only rocks, dirt, and sand. The Board will take this under consideration.
- Gutter cleaning – Bids were presented. Last time they were cleaned was at least 2 years ago. Right now we only have 1 bid because a bid we got previously was rejected. Chris will get more bids.
- Repainting bids – Reconstruction Experts and Classic Painting both gave bids, Reconstruction Experts has the better bid. Chris will get one more bid before a decision will be made. The Board will need to consider whether or not minor repairs will be included in the bids.
- Stairs at 17478/clubhouse ramp – Ramp up to the clubhouse has soft spots, and it might be okay for one more year. Cost is \$2,709.52. Ramps on some residences that are upstairs will also need repaired. David and Chris will do a walk-around to determine needs. Approval of fixing the ramp was done by David and Tracy.

Tracy moved for adjournment. David seconded the motion. Adjourned at 8:10 pm.

Next Meeting: Tuesday, July 12 at 7:00 pm.