

Quincy Lake Condominium Association, Inc.

A NON-PROFIT CORPORATION

Board of Directors Meeting

April 10, 2012, 6:30 PM

MINUTES

1. Call to Order

A. Board Members Present: Tracy Williams, Jim Beaudry and David Slattery.

Board Members Absent: None.

Also Present: Nathan Kramer and Chris Ricketts, CMCA® (Association Manager).

The meeting was called to order at 7 PM.

Tracy Williams submitted her letter of resignation from the Board. David Slattery moved to accept. Jim Beaudry second. The motion carried.

B. Homeowner Forum

2. Prior Meeting Minutes

The Minutes of the February 14, 2012 were approved.

3. Financial Report

A. The March 2012 Financial Report was accepted as presented.

B. The Board directed the manager to contact the insurance agent to change the Association's crime policy to match FHA Guidelines.

4. Unfinished Business

A. Board wants to have the process server's number, an owner no longer resident with a delinquent account is observed visiting overnight from time to time.

B. The 2012 Annual Owners Meeting will be held in June.

C. Manager will contact the Roof and Gutter Guys for their proposal to clean and repair all rain gutters.

- D. The landscaper should be picking up trash between buildings. South of the pool, that area is filled with trash. Manager will request the landscaper to pick up that area also and other areas that are not line-of-sight with the streets.
- E. The board accepted the Brown Brothers proposal to replace concrete steps and the parking pad along with Area C repaving asphalt with grinding and an overlay. Manager will contact Brown Brothers to schedule the work.

5. New Business

- A. Parking in some areas is tight, other areas a number of open spaces. The question is; can the Association, for a fee, assign open spaces to specific units. Or, does Aurora require a minimum number of open spaces.
- B. The pool gate has suffered numerous damage problems from children without keys gaining access to the pool. The Association has paid door specialists to make adjustments and the general contractor to replace wood decking materials. Each vendor has been out several times each to make repairs that are then damaged again by someone without a key. The manager will continue to have vendors out to make repairs until the gate is working correctly. This is also a safety issue, the gate is there to control access and prevent accidents. If the problems continue, the board will review the situation to make a determination if the pool should remain open, or be closed for the season.
- C. Manager will obtain light bulbs to replace the burned out bulb in the Clubhouse and in the basement.
- D. The Sequoia newsletter will be added to the Association's website.

6. Adjournment

The meeting was adjourned at 8:20 PM to Executive Session to review delinquencies.

Approved: August 14, 2012