

Quincy Lake Condominium Association, Inc.

A NON-PROFIT CORPORATION

Board of Directors Meeting

August 14, 2012, 7 PM

MINUTES

1- Call to order

Board members- David Slattery, Jim Beaudry, Jean Mcloryd

Also present- Chris Ricketts (assoc mgr) and Nathan Kramer, 3 guests

2-Jim Beaudry resigned from the board. ; David Slattery moved to accept, Jean Mcloryd second.

Motion carried

Nathan Kramer appointed to the board, Treasurer, by David Slattery, Jean Mcloryd second; motion carried.

3-Ed Watterson 17437C reported water damage. Repairs approved.

Special committee for inspections set up to do walk around the community every 3 weeks.

Marie Doshbach (owner's representative) advised board her disruptive tenant would be moving by September 1, 2012 unit 17427B.

New bulletin board proposed by David S. to be installed, Jean M, second, motion carried.

4- Quality of work by Reconstruction Experts, painters, discussed and the board decided to be unsatisfactory. Work has been careless and sloppy. Empty buckets left in inappropriate places and waste disposed of in residents' garbage cans. Continued use of their services to be determined at a future date.

Work on gutters, clean up and repairs to start by October 1, 2012.

Board to review 3 bids regarding snow removal by September 2012.

Arbor Mt Tree Experts approved for the removal of 8 dead trees on community commons. Proposed by David S. and Nathan Kramer second. Motion carried.

Discussion held on safety issues regarding patio/decks on several units. Legal responsibilities to be determined by Kim Porter.

Proposed by David Slattery to put Kim Porter on retainer at \$100/month. Nathan K, second, motion carried. This will allow board members unlimited free phone calls to her office pertaining to association business. Normal fees for Ms. Porter is \$250.00/hr.

5-Starting in January 2013 all board members email addresses must be published

6- House Bill 1237 approved requires HOA to revise the Association's policy for Inspection and Copying of Records. Attorney will revise, fee is \$140. Board approved the expense.

7. Attorney's fee to prepare and submit FHA application is \$2,250. Current Bank statements and financials must be 30 days or less and are to be submitted before then end of August 2012. If approved, FHA approval will be good for 2 years.

8- Residents are required to have front facing window air conditioners removed by November 15. They can be reinstalled April 15 next year.

9- Clubhouse repairs:

Loose Clubhouse Door handle screws tightened

Hanging light fixture cleaned and burned out bulb replaced

Gate adjusted

Repairs done by Chris Ricketts

10-New Business

Parking issues not discussed.

Annual election of officers

Adjournment- 9:35pm

Approved: October 9, 2012