

Quincy Lake Condominium Association, Inc.

A NON-PROFIT CORPORATION

Board of Directors Meeting

October 9, 2012, 7 PM

MINUTES

1-Call to order

Board members- David Slattery, Nathan Kramer, Jean Mcloryd

Also present- Chris Ricketts, CMCA®(assoc mgr) and Jay Chambers (homeowner)

2-Discussion held on the use of Swindle for tree maintenance. Due to the impropriety of behavior of Swindle's owner/mgr in regards to informing current grounds company of upcoming dismissal. In addition, it is thought their bid is questionable; on the "high" side and we may be able to do better elsewhere. Board asking for 3 additional bids.

David suggested that all trees be handled by the contracted company. Owners will not be charged for trees needing trim within their fenced in area. David Slattery moved to accept, Nathan Kramer second. Motion carried.

3-Discussion held on increasing HOA fees. Fees must be increased. Nothing decided at this time on the amount. \$5.00- \$50.00 mentioned.

4- Delinquencies down. FHA approval pending. With recent new owners paying their fees, the association is receiving a little more revenue. Bank foreclosures also help with additional revenue paying HOA fees.

4- Roof, gutters and ice pools discussed briefly.

5-David Slattery asked Jean Mcloryd to respond to emails or tender resignation. Jean agreed to consider the proposal and contact Jolie Hendricks as a possible replacement.

6-Continued discussion on putting up a new bulletin board. Chris agreed to purchasing a new one. Scheduled board meetings will be posted to inform the community.

7- David Slattery, Nathan Kramer and Jean Mcloryd reviewed and signed checks for the community's expenses. Nathan and Jean filled out the required papers needed by Citywide Bank to sign checks.

8- Some violation notices have been sent for infractions of HOA rules. Nothing collected as of yet. Window screens discussed. Decided they must be fixed or taken down on adjoining windows. Decided that 3 letters be sent to violators; 2 warnings and 3rd accessing the fine. Fines will be \$25, \$50 and \$100 per notice. Air conditioners visible from the street must be taken down by November 15. Rebecca Richards has been sent 2 letters of violation for her garbage.

9-Reconstruction Experts discussed. Their work is not satisfactory. David suggested we get a new foreman. Emily (sales rep) not working out. She is not identifying all the needed work and so the property is in more decline than necessary.

Adjournment 8:50 pm

Approved November 13, 2012