

Quincy Lake Condominium Association, Inc.

A NON-PROFIT CORPORATION

Board of Directors Meeting

February 12, 2013 PM

MINUTES

1. Call to Order

A. Board Members Present: David Slattery, Jeanne McLoyrd & Nathan Kramer

Board Members Absent: None.

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

The meeting was called to order at 7 PM.

B. Homeowner Forum

No comments received.

2. Prior Meeting Minutes

The Minutes of the November 2012 meeting were not present. The Board authorized the manager to generate the Minutes for November 2012.

3. Financial Report

A. The January 2013 Financial Report was accepted as presented.

4. Unfinished Business

A. The Board would like to obtain quotes from insurance agent Bill Goldy in preparation for moving the Association's policies to his agency.

B. Board reviewed painting proposals for the last 3rd of this painting cycle. Reconstruction Experts (RE) was selected to make repairs and re-paint the last 3rd of this cycle. RE will start on the wood repairs first and then paint as weather permits. They will post notices on doors showing the planned schedule.

5. New Business

A. Manager is to contact the Landscape Maintenance Lead regarding watering around Quincy Lake. The watering is to be kept to the lowest possible usage. It is the single largest item in the HOA's budget. Also, the precipitation needed for this year has been

well below normal. Water rationing and limited sprinkler use is expected. All owners and residents are encouraged to check their toilet tanks and ensure their flapper valve is in good working order. A leaky flapper valve is inexpensive, fairly easy to replace and will prevent significant water wasting. If the toilet runs from time to time without being flushed, it needs a new flapper valve. A leaky flapper valve wastes water and increases the water bill and that can be seen in the increased monthly HOA fee.

- B. The Board okayed sending Mark Williams collection file to a Collections Agency. Gholam Sabet's file was referred to Continental Collection Agency

6. Adjournment

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

Approved: June 11, 2013