

Quail Creek Homeowners Association
2022 Annual Membership Meeting Minutes
Prepared by – Francesca Mocerri Assistant to President

Minutes of the Quail Creek Homeowners Association, Redmond, Washington , was held via Zoom Meeting at 3:30pm on the 2nd Day of October, 2022

I. CALL TO ORDER

HOA President Michael Brown called the meeting to order at 3:33pm

II. ROLL CALL OF OFFICERS:

Present:

Michael Brown – President

Jennifer Kuhtz – Treasurer

Donna Morgan – Member at Large

Absent:

Jamie Westover – Member at Large

Wendy Talens – Member at Large

Members in Attendance

QC 12 Crowell

QC 30 Draper

QC 03 Talens

QC 25 Schoenfeld

QC 26 Romo

QC 21 Kinsman

QC 09 Kuhn

QC 29 Chen

QC 28 Brown

QC 23 Kuhtz

QC 27 Morgan

QC 11 Plewa

QC 18 Mohanty

Homeowners by Proxy

QC 01 Renning

QC 02 Westover

QC 05 Bone

QC 06 Tucker

QC 07 Hutchinson

QC 08 Haigh

QC 10 Povey

QC 13 Kanga

QC 16 Hollasch

QC 17 Ploof

QC 19 Smith

QC 22 Campbell

QC 31 Barton

QC 33 Reamey

QC 34 Izumi

QC 35 Wynsma

QC 37 Koorn

QC 38 Wilhite

QC 39 Ditmore

QC 40 Helm

III. Welcome and Introduction of new Homeowners

New Residents John and Hongxia Crowell QC 12

IV. Thank you to Homeowners for Community Service

Front Entrance Watering: Emily Hutchinson, Kate Plewa, Bernardo Romo, Steve Hollasch and Board Members Jennifer Kuhtz, Donna Morgan, Jamie Westover

Front Entrance Plant Maintenance: Brenda Kinsman, Jamie Westover

Storm Clean up: Todd Morgan

V. Annual Financials and 2023 Budget

Treasurer Jennifer Kuhtz presented the current years and expenditures, including projected Actuals. The 2023 Budget was APPROVED as presented. The current of \$375 will increase to \$420 for 2023. Refer to QCHOA Proposed Budget for details which can be found on the QCHOA Website.

Details related to Dues Increase:

Insurance Projected increased 10% over PY

Electricity Projected 5% Increase over PY

Landscaping Projected 10% Increase over PY

Water Budget forecast increased watering in 2023

Front Entrance Mulching Increased to 2x a year

VI. Progress on Update of Entrance

Community plans to continue Hand watering front Entrance in 2023. Exploring drip hose system to support volunteer watering.

Mulching will be done twice Annually to help with moisture control as part of the Entrance Landscaping Groundskeeping budget.

Monument Reserve Fund Balance is currently at \$15,000. With the 2023 Dues Collection Monument Reserve Fund will reach goal of \$20,000.

Update on Monument Sign Insert: Sign insert is now Cracked. Board has obtained new bids for new insert from new vendor Sign a Rama for consideration. Bids are for Manufactured Poly material and less Expensive than previous bids. Review in process.

Board has engaged multiple Hardscape companies for submission of bids to repair and improve the Monument. Bids are pending.

VII. Progress on Community Speed Mitigation Effort

In 2022 the Board Engaged King County Roads with a scheduled period installation of a Speed Trailer to address Homeowners Concerns regarding speeding within the community. To recap King County will not allow Speed Bumps or Changing the Speed Limit or Additional Signs. The County will allow speed limit painting on the road. President Michael Brown shared Speed Trailer Data. Speed Trailer results show it as an effective tool in bringing awareness and reducing speeds. The board will continue the Speed Trailer program in 2023.

VIII. **General Association Important Reminders**

- Architectural Control Committee Approvals: Per CCR Section 5.2, ACC approvals are required for proposed building changes. This includes building changes or additions (fence, gate, deck, patio, terrace, wall, kennel, or other structure), as well as lot clearing or excavating. The Board would like to thank those who participated in the ACC submission process this year.
- Owners' Maintenance Responsibilities: Per CCR Section 5.13, each Homeowner shall be obligated to keep his lot, driveways, and parking areas, in a clean, sightly and sanitary condition and maintain their landscaping in a healthy and attractive state and in a manner comparable to that on the other Lots in Quail Creek.
- Trash Receptacles: Per CCR Section 5.7, the trash, recycling, and yard waste containers shall not remain in public view, other than the day of pickup, including the evening before the day of pickup.
- Speed limit is 25 mph in the Community. Please watch speed on Roads.
- Reminder that King the Right of Way to Quail Creek Way and Quail Creek Drive. Landscape materials or other obstructions are subject to removal by the County. The Board would like to thank Homeowners who promptly cleared any landscaping materials or obstructions this past year. The Board has Safety Cones for Homeowners use to mark hazards in the roadway. Please contact the board if you would like the use of safety cones.

IX. **Adjournment:** The Meeting Concluded 5:00pm