

**QUAILRIDGE II HOA  
BOARD OF DIRECTORS MEETING  
May 18, 2018 - 6:30PM - QUALIRIDGE II CABANA  
AGENDA**

**APPROVED**

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- I. CALL TO ORDER 6:37 P.M.**
- II. ROLL CALL** President Joe Krystowiak, Edward Martin-Treasurer, Doug Webb-Secretary, Vice President Robert Deuson, and Member at Large David Seery. Cheri Conti from Spectrum; Trevor Asher minute taker
- III. HOMEOWNERS FORUM (limit to 15 minutes)**
- IV. APPROVAL OF MINUTES**  
Minutes from previous meeting regular and executive sessions for Board review and approval  
Motion made by Edward to approve the minutes as presented; seconded by Doug motion carried, minutes approved.
- V. CALENDAR/RESERVE CALENDAR**
- VI. RESALE REPORT- NONE**
- VII. TREASURER'S REPORT**

Treasurer to report the following for month ending February 2018

|                             |              |
|-----------------------------|--------------|
| Beginning Balance Operating | \$78,206.74  |
| Operating Cash Balance      | \$78,857.26  |
| Beginning Balance Savings   | \$116,570.69 |
| Savings Account Balance     | \$118,422.48 |

Treasurer to report the following for month ending March 2018

|                             |              |
|-----------------------------|--------------|
| Beginning Balance Operating | \$78,857.26  |
| Operating Cash Balance      | \$79,765.85  |
| Beginning Balance Savings   | \$118,422.48 |
| Savings Account Balance     | \$120,274.55 |

Treasurer to report the following for month ending April 2018

|                             |              |
|-----------------------------|--------------|
| Beginning Balance Operating | \$79,765.85  |
| Operating Cash Balance      | \$76,056.49  |
| Beginning Balance Savings   | \$120,274.55 |
| Savings Account Balance     | \$119,766.46 |

The board has reviewed all bank reconciliations for operating and reserve accounts as provided by **Spectrum Property Services.**

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**VIII. COMMITTEE REPORTS - Limited to 5 minutes each**

**A. ARCHITECTURAL**

1. 12004 Bubbling Brook re; hardscape  
-Approved unanimously by the Board.

**B. LANDSCAPE**

1. Proposal from Brightview re; controller upgrade  
-Board has questions such as details in the new system, as well if there is a Monthly service fee, prior to approval.

**C. POOL/SPA – NONE**

**D. CORRESPONDENCE - NONE**

**IX. MANAGER'S REPORT**

**A. Repair & Maintenance Log**

1. R&S proposal for 140 new light bulbs for address signs **(on hold)**

**B. -Joe motioned to spend up to \$800 to upgrade the surveillance cameras for the pool area, Ed seconded and the motion was carried for the installation and purchase of the new system.**

**X. VIOLATION LOG - NONE**

**XI. DELINQUENCY REPORT-Attached for Board review**

1. Letter sent to 11930 Honeybrook re; delinquent assessments - HO not sticking to payment plan (no response to date) balance owing \$2,788.05 - letter send to homeowner; email from homeowner; correspondence sent again on 8/22 requesting homeowner stick to payment plan; payment made on 8/11/16 of \$110.00 and on 12/1 for \$120.00. Letter sent 2/22/17 **Paid \$200.00 on 05/11/18** with a remaining balance of \$3,448.18

**XII. OLD BUSINESS**

- A. Exclusive Use Common Areas (approved by board)** sent to owners 2/10/16 for approval; we have only received 71 ballots back so far and need 104. Sent again on November 2016. **UNSUCCESSFUL** - will contact association attorney for further information
- B. Reserve Study 5/1/17-4/30/18; approved by board; work in progress**

**XIII. NEW BUSINESS**

- A. Annual meeting has been rescheduled for June 20, 2018; ballots to be sent out to homeowners who have not sent them back yet.**

**XIV. NEXT MEETING**

The Annual Meeting of the Members is scheduled to be held on June 20, 2018, at 6:30 PM and the regular meeting of the board will be held on June 20, 2018 immediately following the annual meeting at the Quailridge Cabana.

**XV. ADJOURNMENT**

**XVI. EXECUTIVE SESSION - Legal, delinquencies**