

APPROVED

**QUAILRIDGE II HOA
BOARD OF DIRECTORS MEETING
February 21, 2018 - 6:30PM - QUALIRIDGE II CABANA
MINUTES**

I. CALL TO ORDER 6:33 PM

II. ROLL CALL:

Edward Martin-Treasurer, Doug Webb-Secretary, and Member at Large David Seery.
Cheri Conti from Spectrum; Trevor Asher minute taker

III. HOMEOWNERS FORUM – Scott and Carol Varner as well as their Neighbors from Qualridge I Ron
And Kemba MacPee.

IV. APPROVAL OF MINUTES

Minutes from previous meeting regular for Board review and approval

Motion made by Ed to approve the minutes as presented; seconded by David, motion carried,
minutes approved.

V. CALENDAR/RESERVE CALENDAR

VI. RESALE REPORT- NONE

VII. TREASURER'S REPORT

Treasurer to report the following for month ending November 2017

Beginning Balance Operating	\$78,821.02
Operating Cash Balance	\$82,103.35

Beginning Balance Savings	\$112,886.84
Savings Account Balance	\$114,718.56

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

VIII. COMMITTEE REPORTS - Limited to 5 minutes each

A. ARCHITECTURAL

1. Update from 11802 Alderbrook on construction approved
2. Request from 11959 Bubbling Brook re; tree removal

-The option will presented to the homeowner to pay the \$600 for the tree removal. If the
Homeowner accepts to pay the \$600 it will then forth be approved.
Motioned by David Seconded by Ed.

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B. LANDSCAPE

1. Correspondence from 11886 Alderbrook re; Sprinkler repair- complete
2. Quality site assessment from Brightview
-Reminder to not allow the vines to grow on the houses, Cheri will contact the homeowners.
3. Brightview sent their proposal for next year's maintenance and tree trimming.
-Board is dissatisfied with the work being done and would like landscape quotes as well as let Brightview know they are on a 30 day probation period.

C. POOL/SPA

1. Proposal from MD&D Pools re pool re-plastering and pool deck replacement-TABLED
2. Proposal from CYC Construction re; pool deck replacement, and resurfacing of pool bids from Aqua Creations- TABLED
3. Proposal from Oaks Security for cameras and key fobs for the pool area; also proposal From Sterling Data Systems for cameras and Clay Commercial Security for key fobs TABLED
4. Emails from pool vendor re; repairs at the pool equipment area- TABLED
5. Proposal from MDD Pools for repairs at the pool/spa areas
-The motion was made by doug for the repairs of the pool and Ed seconded.

D. CORRESPONDENCE- None

IX. MANAGER'S REPORT

A. Repair & Maintenance Log

1. Proposal for 140 new light bulbs for address signs Whitakers Hardware- verbal quote Approximately \$139.00 per unit for total cost of \$3,475.00 material ONLY.
-Leave it to the Homeowner for the purchase and install.
2. Copy of email to Crowder Backflow requesting they test the backflows - complete – noted that a replacement of one of the backflows will be needed soon; have requested cost from vendor. The Cost for 11809 Alderbrook 1 ½" backflow is \$1,175.00 and the cost for 11837 Alderbrook \$1,045.00 to be done when needed. This will be added to the 2018 budget.-TABLED
3. Proposal from Waystoked re; new fencing at pool area-TABLED

X. VIOLATION LOG- Attached for board review

VIOLATION APPEALS

1. 11936 Bubbling Brook- Per Board at 12/20/17 meeting remove violation- Complete
2. 12005 Bubbling Brook re; smoke
- Scott and Carol Varner requested more evidence as well as proof of the smoke.
Doug motioned for the removal of the violation and Ed seconded. Cheri Will contact homeowner that made the complaint.

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 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 **SENT TO ATTORNEY FOR FIRST LETTER-** email from homeowner (sent to board) regarding payments to the association- account history for homeowner for your review-Board member to speak to homeowner directly. Board agreed to payment of \$500.00 and \$200.00 per month thereafter to cure the delinquency- payment of \$500.00 made on January 5, 2018.-TABLED
2. Letter from 11803 Alderbrook re prelien letter received; copy of account history attached.

-Doug motioned for homeowner to sign up for electronic pay and David Seconded.

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 November 2016 - will contact association attorney for further information.-TABLED

XIII. NEW BUSINESS

- A. Draft budget for FYE 5/1/18-4/30/19-Tabled

XVI. NEXT MEETING

The next meeting of the board of Directors is scheduled to be held on March 21, 2018 at 6:30 PM at the Quailridge Cabana.

XV. ADJOURNMENT- Meeting was adjourned at 7:47pm

EVI. EXECUTIVE SESSION- Legal, Delinquencies