

**QUAILRIDGE II HOA
BOARD OF DIRECTORS MEETING
October 23, 2018 - 6:30PM - QUALIRIDGE II CABANA
AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. HOMEOWNERS FORUM (limit to 15 minutes)

IV. APPROVAL OF MINUTES

Minutes from previous regular meeting for Board review and approval 1-5

V. CALENDAR/RESERVE CALENDAR

6-7

VI. RESALE REPORT- NONE

VII. TREASURER'S REPORT

Treasurer to report the following for month ending **SEPTEMBER 2018**

Beginning Balance Operating	\$86,539.08
Operating Cash Balance	\$87,679.58

Beginning Balance Savings	\$122,347.56
Savings Account Balance	\$123,295.05

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. 11911 Bubbling Brook re; Painting – approved by board | FYI | 8 |
| 2. 11911 Bubbling Brook re; raingutters and extension of the driveway – approved by board | FYI | 9-10 |
| 3. 11992 Bubbling Brook re; solar panels approved by Board | FYI | 11 |

B. LANDSCAPE

- | | | |
|--|---------------------------|-------|
| 1. Proposal Brightview re; tree trimming | FOR BOARD APPROVAL | 12-14 |
| 2. Proposal Reyes re; tree trimming | FOR BOARD APPROVAL | 15-17 |

C. POOL/SPA – NONE

1. Notified MDD about board approving contract for pool improvements; per MDD; it will take at least 6-8 weeks to get the permits needed.

D. CORRESPONDENCE - NONE

IX. MANAGER'S REPORT

- A. Repair & Maintenance Log 18
1. Report of vehicle damaged by falling tree near 11808 Alderbrook; photos and estimates from vehicle owner; per board, matter turned over to the HOA insurance carrier; pending receipt of approval/denial of claim; pending

- X. VIOLATION LOG** 19
1. 11919 Bubbling Brook re; nuisance (1st & 2nd) 20-24
2. 11952 Honeybrook re; trash cans out 25-27

- XI. DELINQUENCY REPORT**-Attached for Board review 28-31

1. 11930 Honeybrook re; delinquency – requested homeowner to attend this meeting copy of letter & payment history. **FOR BOARD REVIEW** 32-33

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

XIII. NEW BUSINESS - NONE

XIV. NEXT MEETING

The next board meeting is scheduled to be held on November 28, 2018 at 6:30 PM at the Quailridge Cabana.

XV. ADJOURNMENT

XVI. EXECUTIVE SESSION - Legal, delinquencies