

APPROVED

**QUAILRIDGE II HOA  
BOARD OF DIRECTORS MEETING  
December 20, 2017 - 6:30PM - QUALIRIDGE II CABANA  
MINUTES**

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**I. CALL TO ORDER 6:36 PM**

**II. ROLL CALL:**

President Joe Krystowiak, Vice President Robert Deuson, Edward Martin-Treasurer, Doug Webb-Secretary, and Member at Large David Seery.  
Lupe Aguilera from Spectrum; Trevor Asher minute taker

**III. HOMEOWNERS FORUM – One homeowner was present.**

**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 November 2017

Beginning Balance Operating	\$80,605.80
Operating Cash Balance	\$78,821.02
Beginning Balance Savings	\$112,886.84
Savings Account Balance	\$112,886.84

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- NONE**

**B. LANDSCAPE**

1. Correspondence from 11886 Alderbrook re; Sprinkler repair- to be done today 12/11/17  
-To be checked-TABLED

2. Email from 11959 Bubbling Brook re; removing tree **FOR BOARD REVIEW**  
More info such as the exact location of the tree, pictures needed as well, and approval from Neighbors.-TABLED

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C. POOL/SPA

1. Proposal from MD&D Pools re pool re-plastering and pool deck replacement  
FOR BOARD REVIEW
2. Proposal from CYC Construction re; pool deck replacement, and resurfacing of pool--  
bids from Aqua Creations for pool resurfacing.

Looking into more options such as key cards, more cameras, as well as more security.  
ITEM TABLED TO January 17, 2018.

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)**
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 1/2" 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.

X. **VIOLATION LOG**

None

**VIOLATION APPEALS**

11936 Bubbling brook re; Truck and trailer- owner says the trailer's stuff was removed and  
no radio was playing late at night as she would have heard it too.  
-Joe motioned to remove the violation and Doug Seconded.

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.  
-Homeowner to pay \$500 down and \$200 a month until account is caught up,  
Joe Motioned 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.

**XIII. NEW BUSINESS-None**

**XIII. NEXT MEETING**

The next meeting of the board of Directors is scheduled to be held on January 17, 2018 at 6:30 PM at the Quailridge Cabana.

**V. ADJOURNMENT-** Meeting was adjourned at 8:18pm