

APPROVED

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

I. CALL TO ORDER 6:33 PM

II. ROLL CALL:

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

III. HOMEOWNERS FORUM

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 February 2018

Beginning Balance Operating	\$78,026.74
Operating Cash Balance	\$78,857.26
Beginning Balance Savings	\$118,422.48
Savings Account Balance	\$118,422.48

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 denied by board, letter sent to Homeowner that if she wants it removed she needs to pay for it herself.
-Board approved the homeowner to remove the tree, only while making sure the area is cleaned up and the sprinklers are still in functioning order. Jo motioned, David seconded and it was carried unanimous.

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B. LANDSCAPE

1. Correspondence from 11886 Alderbrook re; Sprinkler repair- complete
2. Email from 11959 Bubbling Brook re; removing tree- board requested a landscape modification form be completed and returned with a map showing where the tree is located that they want to remove-pending receipt of the above denied by board and homeowner sent letter that if she wants it removed the cost is hers to bear.
3. Quality site assessment from brightview-letters sent to homeowners for vines; no return calls or correspondence from homeowners on this matter.
4. Brightview sent their proposal for next year's maintenance and tree trimming
5. Letter sent to Brightview Landscape re; quality of landscape maintenance; response from Frank Annino with plan for improvements.
6. Landscape maintenance proposals from Oakridge and SLM Landscaping.

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-Board requested more ideas. 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. Proposal from MDD Pools for repairs at the pool/spa areas- approved and completed
5. Incident report from Lantz Security

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 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.-TABLED
3. Proposal from Waystoked re; new fencing at pool area-TABLED

X. VIOLATION LOG- Attached for board review

1. 11935 Bubbling Brook re; pool area violations.
- Jo motioned, David seconded and it was carried unanimous to uphold the violation.

VIOLATION APPEALS

1. 11936 Bubbling Brook- per board at 12/20/17 remove violation; violation removed
2. 12005 Bubbling Brook re; smoke- per board 02/21/18 meeting remove violation; Violation removed

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.
-Board request a letter to be sent to homeowner letting him know he is not sticking to the payment agreement. David motioned Ed seconded for the letter to be sent to the homeowner.
2. Letter from 11803 Alderbrook re prelien letter received; copy of account history attached. Board elected to remove \$58.95 from homeowners account.

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-Jo requested the HOA dues go from \$110.00 to \$128.00. Ed seconded and it was unanimous with David.

XVI. NEXT MEETING

The next meeting of the board of Directors is scheduled to be held on April 18, 2018 at 6:30 PM at the Quailridge Cabana.

XV. ADJOURNMENT- Meeting was adjourned at 8:07pm

EVI. EXECUTVE SESSION- Legal, Delinquencies