

**QUAILRIDGE II HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 18, 2017 – QUALIRIDGE II CABANA
MINUTES**

APPROVED

I. CALL TO ORDER

Board President Joe Krystkowiak called the meeting of the Board of Directors to order at 6:46PM.

II. ROLL CALL

President Joe Krystkowiak, Vice President Robert Deuson, Secretary Douglas Webb, Treasurer Edward Martin and Member at Large David Seery.

Also present Cheri Conti, Association Manager of Spectrum Property Services
Also Lupe Aguilera of Spectrum Property Services acting as Recording Secretary.

III. HOMEOWNERS FORUM -No homeowner present

IV. APPROVAL OF MINUTES

Joe Krystkowiak made a motion to approve July 20, 2017 & September 21, 2017 minutes, motion seconded by Edward Martin and carried unanimously.

V. 2017 CALENDAR/RESERVE CALENDAR

Board reviewed calendar.

VI. RESALE REPORT –NONE

VII. TREASURER'S REPORT

Treasurer to report the following for month ending July 2017

Beginning Balance Operating	\$88,722.00
Operating Cash Balance	\$89,479.45
Beginning Balance Savings	\$103,607.99
Savings Account Balance	\$105,459.63

Treasurer to report the following for month ending August 2017

Beginning Balance Operating	\$89,479.45
Operating Cash Balance	\$86,797.09
Beginning Balance Savings	\$103,607.99
Savings Account Balance	\$105,459.63

Treasurer to report the following for month ending September 2017

Beginning Balance Operating	\$86,979.09
Operating Cash Balance	\$82,213.08
Beginning Balance Savings	\$107,311.41
Savings Account Balance	\$109,163.23

Edward Martin reviewed all bank reconciliations for operating and reserve accounts for July, August & September 2017 as provided to by Spectrum Property Services, in accordance with, Section Civ. Code §5500 California Civil Code.

VIII. COMMITTEE REPORTS

A. Architectural

1. 11794 Alderbrook regarding painting was approved by the Board.
2. 11802 Alderbrook regarding painting for slider. Joe Krystkowiak made a motion to approve the painting of the slider the motion was seconded by Edward Martin and carried unanimously.

B. Landscape

1. Correspondence went to 11992 Bubbling Brook regarding eucalyptus tree.
2. Email from 11987 Berrybrook regarding pruning. Information for Board.
3. Brightveiw proposal for tree removal was approved and completed.
4. Quality Site Assessment from Brightveiw. The Board view for information only.
5. Email from 12004 Bubbling regarding damage to pipe from tree roots and Edison pole. Homeowner has made no action or contract.

C. Pool/Spa

1. CYC Construction, Aqua Creation and MD&D pools proposals for pool plastering and pool deck replacement was tabled.
2. Copy of Ventura Pest Control service agreement to treat for ants at the pool/sap area.

D. Correspondence

There was no correspondence.

IX. MANAGER'S REPORT

A. Repair & Maintenance Log attached for Board to review.

1. R&S proposal for 140 new light bulbs for address signs is on hold.
2. Copy of email to Crowder Backflow requesting they test the backflows has been completed; please note that a replacement of one of the backflows will be needed soon. Manager has requested a proposal. 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.

B. Violations

1. 11958 Alderbrook the holiday lights are still up. Violation upheld.
2. 11965 Honeybrook rubbish and couch in front yard. Violation removed
3. 11958 Alderbrook vehicles stored in driveway with expired tags and spider webs. Violation upheld.

C. Delinquency report

1. Account #39119 is not complying with payment. 1st Correspondence sent form attorney to homeowner.
2. Account #39038 regarding delinquency account.

X. OLD BUSINESS

- A. Exclusive Use Common Areas was approved by the Board and sent to the owners 2/10/16. The association has not been unsuccessful with the members returning the ballots. Manager will contact attorney for the first letter.
- B. Reserve Study for 5/1/17 -4/30/17 was approved and work is in progress
- C. Notice sent to the homeowners encouraging them to repaint where needed was sent on 5/13/17

XI. NEW BUSINESS

- A. Draft audit for fiscal year end April 30, 2017 was approved by the Board and mailed to the homeowners on August 28, 2017.

XII. NEXT MEETING

The next Board meeting is scheduled for November 15, 2017 at 6:30PM at Quailridge Cabana

XIII. ADJOURNMENT: Joe Krystkowiak adjourned the meeting at 7:44PM.

Submitted by Lupe Aguilera

Secretary Douglas Webb