

QUAIL RUN CONDOMINIUM TRUST
BOARD OF TRUSTEES MEETING
March 2, 2011, 5:00PM VBW GARAGE
Quailruncondo.org

Meeting called to order at 5:00pm.

Present at the meeting were D. Serieka, W. Howe Trustees, R. Keller, S. Marx, F. Stoddard representing The Dartmouth Group ("TDG") and H. Tillman, Communications Committee. R. Clarke attended by telephone.

February Minutes: Approved.

Procedural Note: *In these minutes, action items are bold and italicized.*

Interim Approvals Since the February meeting: None

TDG Staffing Changes:

Rob Keller is being replaced by Steven Marx as Property Manager, effective 3/14/11. A telephonic briefing session will be held by R. Clarke on 3/10 to bring S Marx up to date on current initiatives.

Financial Matters:

The Trustees reviewed the January 2011 Financial Report which shows an initial surplus against the monthly budget allocation.

The Trustees approved the transfer of the 2011 operating surplus to capital reserves. The Trustees also authorized the purchase of a short term CD in the amount of \$70,000 of reserve funds with maturity to match our repaving schedule.

The Trustees considered the acceleration of the 2012 repaving project to the current year because of escalating asphalt prices but decided to let oil markets stabilize and to remain on the 2012 schedule.

The Duran matter was settled for the \$4,000 amount previously approved and we have received his work product for whatever minimal value it may provide.

Maintenance Report:

The Maintenance Supervisor has provided a detailed summary of anticipated tasks for 2011.

He will contact our new gutter contractor, John Sliwa, and finalize arrangements for spring cleaning of our gutters within two weeks of the cessation of oak droppings at the previously approved cost of \$3,800. The contractor will also be asked for a letter summarizing the effectiveness of the prior fall gutter cleaning effort.

The Maintenance Supervisor will contact Joe Vanaria regarding unresolved plow damage at 4 DG and other areas.

The Maintenance Supervisor will also deliver any accumulated appliances or electronic trash to Trustee Walt Howe for disposal at the Reeves School collection site this coming weekend.

Management Report:

Not provided due to TDG restaffing

Management Report Meeting Updates:

All resident accounts were in current status.

The Maintenance Supervisor is soliciting bids to repave the mail box area and repair the JG storm drains as soon as the ground is frost free.

TDG has scheduled the Maintenance Supervisors pool certification class for the week of 3/22/11.

Landscaping Report:

The removal of the 8 large trees at DG and SMB is scheduled for tomorrow.

The Trustees approved the 2011 IPM program offered by D. Binding at a cost not to exceed \$4,000.

Communications Committee Report:

A meeting was held last week with TDG which has resolved the open issues in coordinating the information offered on the QR website with the SenEarthco System. ***TDG will maintain lists of residents, by address and alpha, as well as Synopsis information.***

Old Business:

We have been informed by the Conservation Committee that we can not be certified as complying with the 1989 Order of Conditions until we provide an as built survey. This constitutes a cloud on the titles to all units except those at VBW but, to date, has not prevented resales. As the cost of such a survey is in the range of \$30,000, the Trustees voted not to proceed at this time and the latest application for certification submitted to the Conservation Commission will be withdrawn.

New Business:

The owners of 15 MG joined the meeting to ask that we adjust our insurance coverage to accommodate their mortgage lender's requirements. ***R. Clarke will clarify the issues and work with the mortgage broker*** provided that the mortgage applicants bear the expense of any modifications to our existing insurance coverage.

The owner of 11 DG joined the meeting to seek clarification of our policies regarding garage doors. Based on the discussion, no further action is required unless the residents wish to seek approval for further modifications.

Executive Session:

No discussions

Next Trustees' Meeting: April 6, 2011, 5:00pm at the garage office.

Adjournment: The meeting was adjourned at 6:08pm.