

QUAIL RUN CONDOMINIUM TRUST
BOARD OF TRUSTEES MEETING
July 11, 2012, 5:00PM VBW GARAGE
Quailruncondo.org

Meeting called to order at 5:00pm.

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

June Minutes: Approved.

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

Interim Approvals Since the June Meeting:

Decking rebates will terminate as of 7/6/2012 absent an owner commitment to install this year.

A new heating system for 7 SMB was approved along with an expenditure of \$360 for VBW alarm batteries.

The Trustees also approved an expenditure not to exceed \$1,200 to repair the sprinkler system at 1-6 DG.

Management Report Insert:

Due to systems issues, the report was given orally and included below.

Financial: We are on budget with no significant overdues. The initial meeting to work on the 2013 budget was set for August 8.

Communications: The deadline for submission of quarterly Quail Runner articles is August 15.

Landscaping: The annual lunch for the Vanaria crew will be August 10 to be coordinated by R. Clarke.

R. Clarke will also clarify requirements for bush trimming by residents.

The Trustees approved a fall Roundup spraying by Binding at a cost not to exceed \$1,200.

New Business: The Trustees and TDG are pleased with the repaving work as well as recent contract landscaping.

The owner of 13 VBW joined the meeting to complain about our recent decking announcement and the fact that his deck would no longer be resealed. The Trustees were not inclined to make any changes.

Old business: The pool leak is increasing and is a cause for concern. ***A new assessment will be made this week by an outside contractor well and favorably known to TDG.***

R. Clarke will issue a broadcast e-mail reminding residents of key pool rules.

Issues remain with the VBW alarm system phones but the primary lines are working.

S. Marx continues to pursue connector box repairs by both Comcast and Verizon. Further action on the proposed Comcast contract for exclusive marketing rights was indefinitely postponed.

The Trustees approved the Mass Save contract and ***TDG will notify residents as to the available programs.***

The Trustees inspected current VBW weather resistant decking installations and asked R. Clarke to work with interested residents to select decking materials. The preferred materials are no longer available and we need to find suitable alternatives. ***We are getting bids for those wooden VBW decks eligible for resealing*** as well as all VBW entryway floorboards with the work to be done in August.

Another report of skylight leakage has been received from the owner of 2 VBW. ***TDG will require a written agreement defining responsibility for cost of repair in advance in the event that the cause is a defective skylight.***

F. Stoddard will enforce parking restrictions, especially by outside contractors, on all roadways.

Executive Session: None

Next Trustees' Meeting: August 1, 2012, 5:00pm at the garage office.

Adjournment: The meeting was adjourned at 6:25 pm followed by an inspection of VBW decks.