

Quail Run Board of Trustees Meeting August 6, 2014

Meeting called to order @ 5pm-Attended by Trustees R. Clarke, W. Howe, S. Zeller-Kent, W. Lavelle and D. Serieka along with H. Tillman of Communications Committee. TDG employees present were D. Locke and S. Judd. Also present was Lynn Kimball owner of 8 SMBW.

July minutes were approved. Agreed that executive session items would not be written in monthly minutes due to sensitivity of discussion.

Interim Issues Approved

- Lap swimming lane @ pool for residents.
- 1 SMBW windows, sliding doors (2), front door, and AC replacement
- 11 JG window replaced
- \$760 for Nut Sledge application
- \$1000 for new bush and tree purchases
- \$1500 for loam and reseeding
- \$2015 for contract language change
- Flashing on chimney @ 16 SMBW
- Irrigation system installed by Vanaria behind the clubhouse for \$1425

Resident Lynn Kimball—Discussion on her gutter problem It is filled or blocked with debris which caused overflow and excess water falling at the rear of her condo. She had water in her basement as a result. Also stated that a shingle is displaced on the roof and a wasp nest is located in the eave. It was suggested remediation be accomplished by Steve Judd.

Management Issues

*D. Locke was requested to inform Board where we stand for current year regarding the budget.

*Discussion held of credit card account of previous maintenance technician. Money spent should be matched up with bills. It seems \$1400 was spent with no receipts? A review will be accomplished by TDG.

*W. Howe will work with D. Locke to stream-line the monthly meeting information from TDG. We currently receive about 70 pages that should be reviewed and reduced.

*It was indicated that the new pool heater is a capital expenditure and should be noted as such in this years' financial report.

*Steve Judd hired as our new maintenance technician and seems to be pro active in his work habits. He will be on vacation as promised by TDG from 8/29/14 to 9/1/14. He also will be on Jury Duty as of 8/20/14.

*The pool heater confirmation form will be filed at both TDG office and QR files in maintenance building.

Board Issues

*Sadly, Walt Howe indicated he would not run for reelection in November 2014 as a Trustee. Fortunately Walt will continue his efforts on QR web site. With his loss added on to Dick Clarke's departure, we are losing two dedicated and hard working board members. We will need to recruit two new Trustees to fill the void.

*Additionally Hope Tillman has asked to be replaced as Editor of QR Newsletter. She offered assistance for the new person while adjusting to the new assignment. This will be another sad and difficult loss to the QR community and the Trustees. Many condo associations do not have Newsletters!

* R. Clarke cautioned that we need to schedule budget meetings ASAP in order to prepare for November annual meeting.

*W. Howe will be on vacation as of 8/23 for one month. During this period Susan Zeller-Kent will be acting Chairperson of the Board

Vanaria

*With respect to the Vanaria unauthorized storm clean up at a cost of \$750- we had put them on notice that no further storm clean up be initiated without approval of the Trustees. We agreed to pay the bill if they removed a stump without a charge. (normally a \$300 cost) per R. Clarke.

*Landscaping/Snow proposal submitted by Vanaria will retain the same fee for next 3 years w/o the tree work and with use of magic salt for ice and snow. They also agree in landscaping phase to control invasive growths. The Board will request competitive bids for landscaping/snow removal now.

*One of the Vanaria workers was burnt out of his home recently and R. Clarke suggested we ask QR residents to offer donations of clothing, furniture, etc via email notice and posting.

*We had another successful cook out with Vanaria work crew at the pool . All the Trustees and Property Manager were present. R. Clarke was the Chef and cooked those delicious sausages.

11 KM—The owners' lease expires in the future and wants to replace the current tenant. There are currently 2 rentals at KM cluster and another location ends in mid August this year. As per our new rules only one rental will be allowed per cluster.

Garage Doors—SMBW owners at 11,12, and 13 want to install new garage doors. The paperwork submitted was incomplete. D. Locke will request that all 3 owners submit proper request for approval. Since only 1 and 2 now will have no door, we requested the Property Manager ask them directly if they also would order garage doors.

Painting Front Doors—It appears only a few doors remain unpainted despite our continued efforts to make it easy for the residents to accomplish this task. TDG will follow up to insure all doors are completed in all clusters.

Paving Project JG—The project under the direction of Hayes Engineering and Manter Construction with R. Clarke as Trustee point person is progressing well and we thank all involved for their efforts. The completion date seems to be close to initial projection of end of August.

KM Banking Project—Email sent to residents for volunteers that was responded to by several residents. Led By R. Clarke removal of loose rocks was accomplished with alacrity.

Maintenance

*Approval for a new 32 foot aluminum ladder for maintenance tech to reach gutters for cleaning and other roof issues. Authorized purchase of ladder at Home Depot for up to \$500

* New maintenance tech S. Judd will attack overdue work orders by date requested and safety priority to bring up to date.

Tree Work—Binding Tree Service will be visiting in August to clean up after storms and complete to do list for trees, bushes, and stumps.

Quail Runner—Hope Tillman made a request for articles to be placed in the newsletter.

Meeting ended 6:45 PM