

## Quail Run Board of Trustees Meeting December 3, 2014

Meeting called to order at 5:30 pm because a Trustee was running late -Attended by Trustees Dave Roberts, S. Zeller-Kent, W. Lavelle, Carol Gregory, and D. Serieka. TDG employees present were D. Locke and S. Judd.

November minutes were approved. There was an official welcome by Board to new members Carol Gregory and Dave Roberts.

### **Interim Issues Approved**

- 15 DG fireplace
- Crack filling of roads by US Pavement-- \$4500
- Gutter cleaning of all structures by Scherneck Property Services--\$3760
- New overhead projector purchased for meetings--\$549

### **Management Issues**

\*We discussed CD investment and it was agreed we would seek best rate for 3 year maturity. We have one CD maturing December 30, 2014 at Winchester Coop Bank. D. Serieka will search for best rate at local small bank. If we switch, we will need the pass book from TDG and 2 Trustees to close out old account and open a new one.

\* TDG will notify all 3 banks holding our CD's indicating any old trustees as no longer signees.

\*Trustees agreed we should all be on the look out for potential problems in the clusters especially in the winter. We can have icing problems on walkways and leaking roofs and windows. S. Judd will work preventatively to avoid serious issues.

\*TDG should remind owners via blast email to winterize condo when traveling.

\*Discussion of whether we should have a list of residents who potentially might require assistance because of age and health. Is this a privacy issue ?

\*Vanaria will be brought in for one last leave clean up if agreed to per contract.

\*There was a discussion on meeting minutes and interim issues.

\*TDG needs to schedule a meeting for paving project 2015 with Manter Contracting. Do we need engineer Peter Ogren to attend ? What is the bottom line cost ? Does Manter have his own engineer ? TDG to follow-up with these questions

\*It was agreed unanimously that TDG would manage all finances directly for QR as they do for all their associations. They have proven their professionalism and trust over the years. We will depend on their sage advice in all financial matters and will question them where necessary.

\*Dave Roberts agreed to check to see if we actually needed a finance committee per our condo docs.

\*Discussion held on landscaping committee make up. Should we develop a long term plan ?

\*Currently no open work orders per S. Judd.

\*The Trustees reviewed in detail the To Do List in order to clarify closed items and those still open along with person assigned closure.

### **New Issues**

\*S. Zeller-Kent spoke to resident Raymond Kenney about him remaining as our non-paid legal consultant on QR issues. He agreed to continue in that capacity. This is a prime example of a resident stepping up as a volunteer to the QR community.

\*D. Locke agreed to send a draft on door handles for QR garages.

\*An insurance claim was recently denied for a resident of SMBW because of age and wear and tear. It involved leaking chimney cap where the water coming in destroyed wooden flooring. TDG is challenging the insurance company on why claim not paid. Requesting accounting of what has been paid in to them versus what they have paid out in claims for QR? Our \$5000 current deductible should be raised to \$10,000.

Homeowners insurance for all unit owners should be revisited as our recommendation. TDG per D. Locke will follow up on these issues.

\*The Trustees voted unanimously not to replace a trash barrel at the mail- boxes due to the same reasons it was previously removed that included cleanliness and safety matters.

### **Old Issues**

\*The paving for JG has been paid off in full per TDG.

\*The Board agreed that if TDG employees or Trustees observe non -residents using our facilities in any way or fashion we would inform people trespassing that QR is private property for owners and their guests only.

\*The Board agreed they will not get directly involved with chastising residents to avoid conflict or poor relations. We agreed instead to report problems/violations to TDG for alleviation.

\*Does TDG have % of condo owners who attended last several annual meetings. D. Locke will check and report to Board with results.

### **Executive Session**

\*The events and issues discussed are in TDG files.

Meeting closed at 7:30 pm

Next meeting at 5pm on January 7, 2014

**Happy New Year to all Quail Run Residents and Dartmouth Group Employees**