

QHA Meeting Wednesday, February 12, 2014

Meeting Notes

1. 7:08 PM Call to Order

2. Homeowner forum

A. Ed out of town, no sheriff response for tonight

3. Old/New Business

A. Motion to post December minutes, Ricardo Accept, Mike 2nd.

B. Financials

1. Balance statement

a. Dues Received: \$31,000,

b. Bills paid: \$2,341.28

c. Balance in checkbook: \$31,880.22

d. Delinquencies: \$26,296.00

2. Erin/Remax sent 30 day notice letters this week

3. Violations of D&R: 3 homes, Erin sent letter

4. Indian Wells has 2 "abandoned" cars that have been sitting for months, Erin sent letter to remind them to move cars out of the street. The next step is to contact the sheriff and have him check out ownership, registration etc. Follow up email sent to concerned neighbors to keep them informed of boards' actions.

5. Request from Nicole to have Erin put a monthly report together of dates she drives through the neighborhood, what violations were found and who is delinquent after being sent a letter, two letters etc.

6. Invite Erin to next meeting so that we can discuss our expectations and how she can better serve us and enforce D&R.

C. Deeds and Restrictions

1. Ric King, VP of QHA spoke with Gene Abercrombie, the Attorney who worked for Cavalier, our neighborhood developer, and worked with the attorney who wrote our deeds and restrictions. The purpose of the phone call was to find out if the updated amendments made by previous board members were legal. They are not, because they were not recorded.

2. Moving forward, we will do what other associations do, which is set livable guidelines in addition to our D&R that set parameters and allow for some detail to be established. These will be in accordance with the D&R but will use common sense. Enforcement is tough, but the majority of neighbors want to maintain a “high end” neighborhood and will comply. If someone is in direct violation of D&R, a lien can legally be put on their property. Ex. A car left in the street for more than 24 hours can be towed. However, if owners are out of town, etc. exceptions will be made.

3. D&R corner on newsletter will be used as a reminder of basic things, like where it is appropriate to store your garbage cans, please maintain a painted decent looking mailbox etc. Suggestion was made to have contractors listed to help homeowners with small projects such as yard maintenance or mailbox refurbishing.

D. Architectural

1. Per Ben, builder Doug Howard has yet to submit plans for the small ranch homes he is building in the back of the neighborhood. Ben will be calling this week to have plans submitted for approval or they will be sent a “freeze construction” letter.

a. Builder must submit plans within 48 hours

b. Letter from Erin to Freeze Construction if not received

E. Email Accounts

1. Ben, Ric, Kathye and Amy need to check email

F. Grounds

1. Mike has pond expert researching ways to modify pumps to prevent zebra mussels from destroying them this summer.

2. Pro-Edge needs to increase rates and will present to board. We will be sending out RFP to maintain a competitive price and transparency.

3. Fence on Salisbury will be repaired when snow melts

4. Roads breaking apart from plows. Township will be contacted to repair in spring.

G. Neighborhood Directory

1. Have received 25 emails so far

I. Welcoming Committee

Rick made motion to adjourn, Mike 2nd.