

Quail Ridge HOA
Board of Directors Meeting
January 13, 2017
5:30 pm QR Clubhouse

Meeting was called to order and quorum was established with 9 board members in attendance. Board members present were Allan Howell, Bob Aiken, Cyndra Gasperini, Howard Shokler, Lou McNamee, Phil Baggett, Anne Sneed, Janis Crane and Todd Hammill. Management present were Chelsey Bennett and Rocky Russell.

Officers elected were Phil Baggett, President, Cyndra Gasperini, Vice President, Allan Howell, Treasurer, and Anne Sneed, Secretary. Committee chairs are Maintenance, Howard Shokler, Pool, chair to be confirmed soon, Landscape, Bob Aiken and Nominating, Phil Baggett chair with Anne Sneed and Cyndra Gasperini members.

There were no homeowners in attendance for the Homeowner Concern period.

Violation hearings were held and addressed for the unit listed.

– Oil spots, etc. A motion to continue sending fine of \$50 per month was made by Allan Howell and seconded by Phil Baggett. Motion passed.

Minutes from previous meeting were reviewed and corrections made. Vera Tabakova and Peggy Packard, board members, were absent. Janis Crane and Todd Hammell were not on the board as their term begins on January, 2017. A spelling correction was made in paragraph four. Motion made by Howard Shokler and seconded by Cyndra Gasperini to accept minutes as corrected. Motion passed.

Management Report

Full financials for November 2016 were mailed on 12,15,16 for Board review.

Operating Account: \$243,817.50

Escrow Account: \$123,246,82

Total amount of delinquent accounts: \$22,531.89

Letters have been sent in regards to violations.

Work Orders

– proceed with repairs

– Allan Howell moved and Bob Aiken seconded to proceed with repairs. Motion passed.

The dumpster situations are being taken care of.

Committee Reports

Landscaping. Nothing has been done. Still waiting for bid. Allan Howell moved and Cyndra Gasperini seconded to contact another landscaper for a bid on the shrub replacements. Motion passed.

Maintenance. The wood rot needs to be addressed. Phil Baggett moved and Todd Hammell seconded to use two contractors in hopes of having it done faster. Motion passed. Justice will start with building 1908 and Precision Wood will start with 1912. Roof replacements are to begin with buildings 1864, 1870 and 1929. Estimates will be requested. Phil Baggett moved and Cyndra Gasperini seconded to use Clean Pro exteriors (\$2,300) to clean gutters. A discussion was held on having gutters cleaned more than once a year. The maintenance committee will assess the buildings as to the needs.

Old Business

Phil Baggett is working with the Greenville Police Dept. to have "No trespassing" signs removed from unit .

New Business

Allan Howell is contacting the City of Greenville to repair the eroding of the creek area behind unit .

Meeting was adjourned.

Quail Ridge HOA
Board of Directors Meeting
February 15, 2017
5:30 pm QR Clubhouse

Meeting was called to order and quorum was established with all board members present.

During the homeowner concern period _____ who has rental unit _____, addressed reports of loud music after 11 pm. He will speak to the renter. If not resolved this should be referred to the City of Greenville Ordinance regarding loud noise.

Lou McNamee moved and Phil Baggett seconded to approve the minutes of the previous meeting. Motion passed.

Management Report

Chelsey Bennett questioned moving some budget line items. The Board preferred to leave the budget as established.

Full financials for January were mailed prior to the meeting for the board to review.

Operating Account \$266,725.93

Escrow Account \$123,267.76

Total amount of delinquent accounts \$14,050.71

A letter from _____ was received, requesting a payment schedule. Motion not to accept was made by Allan Howell and seconded by Lou McNamee, passed by the board. Will move forward on foreclosure.

Violations

_____ has been brought into compliance.

Work Orders

Stephen Jones as until March 1st to complete removing and replacing plants and distributing pine straw. Allan moved and Phil Baggett seconded to do the work on orders 8389, 7456 and 8684. Passed by the board. All other work orders will go back to the landscape committee for review.

Maintenance

Anne Sneed moved and Todd Hammill seconded to have the work done as requested on _____. Motion passed.

Request made by _____ to paint their door black. Lou McNamee moved and Cyndra Gasperini seconded not to approve. Door should be painted the same as other units in the building. Motion passed.

Phil Baggett moved and Cyndra Gasperini seconded to have the roofing done on 1864, 1870 and 1929 by E&J Framing. Motion passed.

We are waiting on estimates to repair all chimney caps.

Pool Committee

Pool Pro has agreed to buff the pool bottom for \$3500. Lou McNamee moved and seconded by Phil Baggett to go with Pool Pro. Motion passed.

After many years of serving as Pool Chairman, Kathie Harvey has resigned. Serving on the committee now are Lou McNamee, Debbie Broyles, Anne Sneed, Cyndra Gasperini and Laurie Howell.

Old Business

The gutters and roofs have been cleaned. The trash at some units was not properly removed from the patio area.

New Business

Chelsea Bennett presented the draft for the newsletter. The board suggested adding excess noise to the Rules/Regulations section.

Suddenlink presented solutions for our overpayment. Allan Howell moved and Todd Hamill seconded to accept the second agreement which is no increase in 2018. Motion passed.

Meeting adjourned at 6:45 pm.

Next board meeting: Tuesday, March 14, 2017, 5:30

Quail Ridge HOA
Board of Directors Meeting
March 14, 2017
5:30 – QR Clubhouse

Meeting was called to order by Phil Baggett, President, and quorum was established. Board members present were Bob Aiken, Phil Baggett, Janis Crane, Todd Hammell, Allan Howell, Lou McNamee, Howard Shokler and Anne Sneed. Cyndra Gasperini was absent. Attending from RPM was Chelsey Bennett.

There were no homeowner concerns.

Violations

Both _____ and _____ were given 30 days to complete.

Allan Howard moved and Todd Hammell seconded to approve the minutes of the previous meeting. Motion passed.

Management Report

Full financials for February were mailed prior to the meeting for the Board to review.

Operating Account \$245,192.07

Escrow Account \$123,288.70

Total amount of delinquent accounts \$15,324.73

Lou McNamee noted the pool utilities seemed high. Chelsey will review.

Delinquents/Violations

_____, Lou McNamee moved and Phil Baggett seconded, to proceed with foreclosure. Motion passed.

_____ and _____, owners deceased, letters sent to estate.

Work Orders

A discussion was held concerning the quote of \$6,500 by Stephen Jones to clean all of the outside borders and berm areas, as well as needed limb trimming. The board felt this should be included in original contract with SJL. This will not be done at this time and the contract will be reviewed.

Committee Reports

Landscaping

Bob Aiken presented the minutes from the Landscaping Committee meeting on 3/7/17.

has been brought into compliance.

Trees have been removed near 1861 and 1920 by Tree Solutions.

The board approved the removal of mistletoe at 1829 L and the grading work behind 1873 K by SJL.

Chelsey has a meeting scheduled with SJL to discuss recent work orders.

Maintenance

Board approved painting chimney caps vs replacing. Be sure to go back and paint caps on buildings already repaired. Paint caps as buildings are repaired.

Lou McNamee moved and Phil Baggett seconded, 1912 gutter replacement.

Motion passed.

The Board did not approve installing French drains at . Suggested the area be inspected again after heavy rains.

Pool

Pool Pro contract total for 16 weeks, \$10,379. Discount price if paid by May 15 would be \$9,844. Additional weeks would be \$575 per week. Lou McNamee moved and Phil Baggett seconded to pay the discounted rate. Motion passed.

The committee will be meeting to interview candidates for pool attendants.

The fence needs replacing. Board suggested this item be included in 2018 budget.

Nets at tennis court need replacing. Chelsey will get an estimate for the cost.

Old Business

Owner's Insurance Policies. Lou McNamee moved and Phil Baggett seconded that a letter be sent to those not in compliance, stating that a \$25 monthly fine will begin on May 1, 2017 if this is not settled. Motion passed.

There was no New Business.

Meeting adjourned at 6:50 pm.

Quail Ridge HOA
Board of Directors Meeting
April 11, 2017
5:30 pm – QR Clubhouse

Meeting was called to order by Phil Baggett, President, and quorum was established. Board members present were Bob Aiken, Phil Baggett, Janis Crane, Cyndra Gasperini, Todd Hammell, Allan Howell, Howard Shokler and Anne Sneed. Lou McNamee was absent. Attending from RPM was Chelsey Bennett.

Homeowner Concern period.

, ask questions, not concerns, i.e. who was responsible for light fixture by front door. Attended meeting out of interest.

Violations.

Eleven homeowners are in violation of insurance policies. Beginning May 1st, they will be fined \$25 a month until they comply.

Phil Baggett moved and Howard Shokler seconded to approve the minutes from the previous meeting. Motion passed.

Management Report

Full financials for March were mailed prior to the meeting for the Board to review.

Operating Account \$214,571.75

Escrow Account \$123,307.61

Delinquent accounts \$16,307.61

, final hearing 5/4

Violations – no discussion.

Work Orders. The Board requested that Chelsey pull out all the Stephen Jones Landscaping work orders onto a separate list and present that list to the board.

Landscaping – Almost of the requested work has been done.

Phil Baggett moved and Cyndra Gasperini seconded, to send a letter to SJ stating the current landscaping contract is being closed out. He has 30 days if he wishes to appeal. Motion passed.

A motion was made by Cyndra Gasperini and seconded by Janis Crane that in the future all contracts/bids must be started in 30 days and an estimated completion date should be included in contract. Motion passed.

Maintenance

Chimney caps: Cyndra Gasperini moved, Allan Howell seconded, have all chimney caps painted on units that have had wood rot/painting addressed. Motion passed. It was suggested to investigate if painting can be done before repairs.

Parking Lot painting. Put in 2018 budget. 1920 J, sidewalk/parking lot repair. Get more bids.

Deck Repairs. Further investigations.

Pool/Tennis Courts

Before replacing nets investigate repairs/replacement of crank.
There will be a total of four pool attendants this summer. We will be using Manpower to pay attendants. Pool bands are to be picked up at RPM.

Old Business

French Drain, unit . The board decided this issue should be taken care of. More bids will be requested.

New Business

Entrance sign and landscaping damage. Driver will be taking care of costs to repair.

Howard Shokler tendered his resignation from the board effectively immediately due to relocating.

The May board meeting is scheduled for the 16th.

The meeting adjourned at 6:30 pm.

Quail Ridge HOA
Board of Directors Meeting
May 16, 2017
5:30 pm – QR Clubhouse

Meeting was called to order by Cyndra Gasperini, Vice President and quorum was established. Board members present were Janis Crane, Cyndra Gasperini, Allen Howell, Lou McNamee and Anne Sneed. Absent were Bob Aiken, Phil Baggett and Todd Hammell. Attending from RPM was Chelsey Bennett.

Homeowner Concern Period.

Charlene Boyd, 1965 G, presented photos, letter and petition requesting the landscaping crew to regularly trim and maintain the area next to 1963A and behind the 1963 units. The board will discuss this issue with Stephen Jones.

Neighboring owner presented photos of poor workmanship at 1874 C. This will also be taken into consideration.

Allan Howell moved and Cyndra Gasperini seconded to approve the minutes of the previous meeting. Motion passed.

Management Report

Full financials for April were mailed prior to the meeting for the Board to review.

Operating Account \$219,147.78

Escrow Account \$123,348.83

Delinquent Accounts \$19,023.26

Violations – 2069 G, ongoing fines

Work Orders – All being addressed.

Landscaping

1874 A – accept SJ bid. Cyndra Gasperini moved and Janis Crane seconded, motion passed.

1929 C. look into other bids.

1963 area. Instruct SJ to cleanup area and keep it maintained. Send letter to Charlene Boyd.

2041 C. Board does not consider this an issue.

Erosion area throughout property. Discuss with SJ.

The board instructed Chelsea to contact Stephen Jones and set up a meeting for the board to meet with him. This is not to include the landscape committee, only the board.

Maintenance

Sidewalk/parking lot repair at 1920 J. Lou McNamee moved and Cyndra Gasperini seconded to accept Asphalt Solutions bid and have work done. Motion passed.

Allan Howell moved and Lou McNamee seconded to do gutter washing and painting at \$100 per unit. Motion passed.

Pool/tennis Courts

Repairing/updating/cleaning of the tennis courts tabled.

Twelve outside memberships have been purchased.

Old Business

None

New Business

Lou McNamee would like to construct informational binders for all board members. Lou McNamee moved and Allan Howell seconded for this to be done. Motion passed.

There seems to be a need for more than weekly trash pickups. A meeting with the sanitation department was suggested. Lou McNamee volunteered to take care of this.

Chelsey will work on getting out a summer newsletter.

The nominating committee will seek out candidates for the vacant board position.

The meeting adjourned at 6:50 pm with a motion made by Lou McNamee and seconded by Allan Howell. Motion passed. Next board meeting June 13th.

Quail Ridge HOA
Board of Directors Meeting
June 13, 2017
5:30 pm – QR Clubhouse

Meeting was called to order by Phil Baggett and quorum was established. Board members present were Phil Baggett, Janis Crane, Cyndra Gasperini, Todd Hammell, Allen Howell, Lou McNamee and Anne Sneed. Attending from RPM was Chelsey Bennett.

Randy Collier, 1968 D, was nominated to fill out the remaining term of Howard Shokler, June through December. Phil Baggett moved and Lou McNamee seconded, motion passed. The board welcomed Randy.

The minutes were approved as corrected. The address of a homeowner with a concern was _____, not D. Cyndra Gasperini moved to approve, Phil Baggett seconded, motion passed.

Management Report

Full financials for May were mailed prior to the meeting for the board members to review. Chelsey Bennett pointed out that there was an error under roofing which would be corrected next month. She also said the insurance check had been received.

Operating account \$245,930.24

Escrow account \$123,389.79

Delinquent accounts \$18,224.50

Violations

- _____, initial (landscaping), Ongoing fine (Regulation/rule)
- _____, hearing
- _____, Ongoing fine

Work Orders

_____ estimate to repair \$875. Lou McNamee moved to proceed with work and Cyndra Gasperini seconded, motion passed.

Precision Wood Cut is currently repairing wood rot, etc. on building 2005.

Justice Home Improvements is currently repairing wood rot, etc. on building 2015.

Committee Reports

Landscaping

Due to many concerns with SJL, Chelsey is trying to set up a meeting with him. Board members are to return specific concerns to her by June 20 and she will compile questions to be addressed.

Maintenance

Roof replacement/repair is ongoing with 1864, 1870 and 1929 having been taken care of in 2017.

1868 appears to be the most in need at this time. Phil Baggett moved to proceed with replacement/repairs and Randy Collier seconded, motion passed.

Pool

Attendants are very capable and all is going well.

Newsletter

The board suggested instead of last page, add termite inspection notice. Also, re-write Wood Rot Repairs and Roof Replacements to reflect a positive approach, thus avoiding phone calls with concerns. Board are to get their input to Chelsey by June 20th.

The meeting was adjourned at 6:30 pm by a motion made by Phil Baggett and seconded by Lou McNamee. Motion passed.

Next board meeting July 11th.

Quail Ridge HOA
Board of Directors Meeting
August 8, 2017
5:30 pm - QR Clubhouse

Meeting was called to order by Phil Baggett, President, and quorum was established. Board members present were Bob Aiken, Phil Baggett, Randy Collier, Janis Crane, Cyndra Gasperini, Allen Howell, Lou McNamee and Anne Sneed. Attending from RPM was Chelsey Bennett.

Homeowner Concern

was not present. Chelsey Bennett said issue had been taken care of.

Violation Hearing

ask for further explanation of violation. Board members explained regulations concerning the area outside of patio fences. Cyndra Gasperini moved and Randy Collier seconded to send a letter to stating that his area must be brought into compliance by September 1. If not, there will be a \$50 monthly fine until complied. Motion passed.

Cyndra Gasperini moved, Phil Baggett seconded to approve the June minutes. (No board meeting in July). Motion passed.

Management Repot

Full financials for July were mailed prior to the meeting for the board members to review. Chelsey Bennett pointed out that we may want to move some funds into a savings account. The board instructed her to bring options to September board meeting.

Operating Account \$172,833.07
Escrow Account \$123,390.07
Delinquent Account \$18,197.98

Chelsea Bennett suggested funds be moved from escrow account to cover maintenance costs. The board wants to proceed with wood rot repairs.

Collections

, Allen Howell moved and Randy Collier seconded to move forward with foreclosures.

Motion passed.

has been sold.

Violations

Dead crepe myrtle. Letter has been sent.

Dead crepe myrtle. Owner in process of removing.

Work Orders

Phil Baggett moved and Randy Collier seconded to instruct SJL to take care of with a deadline of September 1st. Motion passed.

Chelsea Bennett is to get quotes on cleaning gutters.

Committee Reports

Landscaping

Rocky Russell is working with City of Greenville on 1929 bank erosion concerns.

The new landscaping contract is ready to be sent out for bids. Cyndra Gasperini moved and Allen Howell seconded, to have a return due date of October 31, 2017. Motion passed.

Maintenance

Roof Replacements. 1868 is scheduled. No additional roofs will be scheduled for 2017.

Chimney caps. Workers incurred problems with wasps and work is on hold until cooler weather.

Pool

Excellent season.

Nominations

One person needed to fill the remainder of Todd Hamill's term which expires 2019.

The terms of Phil Baggett, Randy Collier and Lou McNamee expire this year. Phil and Randy will return to fill another three-year term.

Old Business

None

New Business

The board members were given a 2018 budget draft to study. A discussion will be held at the next meeting.

The meeting was adjourned at 6:35 pm.

Next board meeting Tuesday, September 12, 2017, 5:30 pm at QR Clubhouse.

Quail Ridge HOA
Board of Directors Meeting
September 12, 2017
5:30 pm – QR Clubhouse

Meeting was called to order by Phil Baggett, President and quorum was established. Board members present were Bob Aiken, Phil Baggett, Randy Collier, Janis Crane, Cyndra Gasperini, Allan Howell, Lou McNamee and Anne Sneed. Phyllis Wooten was welcomed as a new board member. Attending from RPM was Chelsey Bennett. Board members received “everything you as a board member need to know” notebooks prepared by Lou McNamee.

Homeowner concern. None

Stephen Jones was present for board members to address concerns.

The board suggested that when bids were sent out interested landscapers be invited to a board meeting.

Violations Hearings

Termite inspections. is requesting an extension. Lou McNamee moved that there be no extension, Randy Collier seconded, motion passed.

Phil Baggett moved that the \$25 fine be charged to all delinquents, exception being , Cyndra Gasperini seconded, motion passed.

Cyndra Gasperini moved that the minutes of the August meeting be approved as written, Lou McNamee seconded, motion passed.

Management Report

Full financials for July were emailed prior to the meeting for board review.

Operating Account \$177,995.61

Escrow Account \$123,411.03

Delinquent Account \$ 20,052.22

Delinquents – , Phil Baggett moved to foreclose, Lou McNamee seconded, motion passed.
Chelsey Bennett was asked to inquire concerning open lien.

Violations – no action taken

Work Orders

Phil Baggett moved to have Tree Solutions take care of the problem, Randy Collier seconded, motion passed.

Lou McNamee moved to have all gutters on current work order list be cleaned and hosed out, Janis Crane seconded, motion passed.

Cyndra Gasperini moved to have Tree Solutions take care of problem, Lou McNamee seconded, motion passed.

Cyndra moved to have Bryan Smith Landscaping do the necessary work, Janis Crane seconded, motion passed.

Cyndra Gasperini moved to have JHI do the work, Randy Collier seconded, motion passed.

Committee Reports

Landscaping. Bob Aiken resigned as chair. Janis Crane will become new chair. Bob Aiken and Randy Collier will serve on committee.

Maintenance – no report

Pool/Tennis Courts. Board requested that Rocky Russell inspect fence to see if it should be replaced. If so, cost should come from maintenance budget. The installation of an electric current detector needs to be addressed. The board suggested a survey addressing tennis court usage be sent out to all property owners.

Board Nominations. There is one more board member needed.

Old Business – none

New Business

Annual Meeting – November 20, 2017, 7:30 pm

Proposed budget. Lou McNamee moved to increase dues by \$5 effective 1/1/2018, Phil Baggett seconded, motion passed. Board members will review proposed budget and discuss at October meeting.

There has been some discussion concerning forming a social committee. Liz Diaz-Cobo has expressed interest in organizing a committee.

Meeting adjourned at 7 pm.

Next board meeting October 10.

Quail Ridge HOA
Board of Director's Meeting
October 10, 2017
5:30 pm – Quail Ridge Clubhouse

Meeting was called to order by Phil Baggett, President, and quorum, was established. Board members present were Bob Aiken, Phil Baggett, Randy Collier, Janis Crane, Cyndra Gasperini, Allan Howell, Lou McNamee and Anne Sneed. Attending from RPM was Chelsey Bennett.

Landscaping Company presentations.

Bill Freelove of US Lawns and John Lee of Third Street Facility Services Group were present. Board members heard their presentations and asked questions. WAC Landscaping and Creech's Landscaping could not be present but plan to submit bids.

Violations Hearings

_____ and _____ are taken care of. _____, Lou McNamee moved and Cyndra Gasperini seconded to start \$50 a month fine. Motion passed.

Corrections to previous minutes were made, misspelling of Janis and Allan. Cyndra Gasperini moved and Lou McNamee seconded to approved as corrected.

Management Report

Full financials for September were e-mailed prior to the meeting for board review.

Operating Account \$163,561.12

Escrow Account \$123,431.99

Delinquent Account \$21,870.97

Delinquents – _____, Janis Crane moved and Randy Collier seconded to start fine of \$25 a month. Motion passed.

Collections – _____, Lou McNamee moved and Randy Collier seconded to pursue money judgment. Motion passed.

Work Orders. _____, Cyndra Gasperini moved, Allan Howell seconded, to give to Precision Wood Cuts. Motion passed.

Committee Reports.

Landscaping. Janis Crane reported that her committee is meeting the first Tuesday of each month. Committee members will bring concerns to the meeting and Janis will pass them on to Chelsea.

Maintenance – no report

Old Business

Annual Meeting

One more nominee for board member is needed.

Phil Baggett will give a report covering what has been accomplished during the year.

Proposed Budget Discussion.

Several minor changes were suggested. A social committee was added with a budget of \$200.

The homeowner dues were changed to \$169/monthly/per unit due to a change on the CPI percent of 2.8. This was rounded from \$169.50. Cyndra Gasperini moved and Lou McNamee seconded and the motion passed.

The meeting adjourned at 6:50 pm. Next board meeting on November 14, 2017, 5:30 pm in the Clubhouse.

Quail Ridge HOA
Board of Director's Meeting
November 14, 2017
5:30 pm – Quail Ridge Clubhouse

Meeting was called to order by Phil Baggett, President, and quorum was established. Board members present were Bob Aiken, Phil Baggett, Randy Collier, Janis Crane, Allan Howell, Lou McNamee, Anne Sneed and Phyllis Wooten. Cyndra Gasperini was absent. Attending from RPM was Chelsey Bennett.

Homeowner Concern Period. None

Violations Hearings. , Allan Howell moved and Lou McNamee seconded to begin now to fine \$100 then \$50 per month. Motion passed.

Previous meeting minutes were corrected to read \$200 not \$2000 for the social committee in the proposed budget. Phil Baggett moved and Randy Collier seconded to approve as corrected. Motion passed.

Management Report

Full financials for October were e-mailed prior to the meeting for board review.

Operating Account \$179,112.81

Escrow Account \$123,452.29

Delinquent Account \$17,979.72

Delinquents/Collections. Three paid. , letter sent. , if no response turn over to attorney.

Work Orders

Lou McNamee moved and Randy Collier seconded to proceed repairing wood rot on 1862 Q. Motion passed. Allan Howell moved and Randy Collier seconded to repair the clubhouse at the same time. Motion passed.

concerns were tabled until a later board meeting.

Landscaping

There is a need to know who planted the tree that is a concern.

Scrubs on northside of unit need replacing. Planted originally by QR. The landscaping committee was asked to make a recommendation.

Board approved no work at this time.

Fire ants reported by owner. SJ should spray.

Maintenance

No report

Nominations

Cyndra Gasperini chair, Phil Baggett, Anne Sneed and Allan Howell members. This will be announced at the Annual Meeting.

Old Business

None

New Business

New landscaping contract.

Third Street Facility Services and Creech Landscaping were eliminated from discussion due to cost. US Lawns, WAC Landscaping and Stephen Jones were the subjects of discussion. Interest was shown for US Lawns. Chelsey Bennett is to get a list of properties serviced by US Lawns to the Board members so they may look these properties. The board will vote at the December meeting.

Widening of 14th street.

Concern of the plans to widen 14th St. were discussed. It was suggested that Quail Ridge host a forum for the residents.

The meeting was adjourned at 6:35.

Next Board meeting Tuesday, December 12, 2017, 5:30 pm at QR Clubhouse.

Quail Ridge HOA
Board of Directors Meeting
December 12, 2017
5:30 pm – Quail Ridge Clubhouse

Meeting was called to order by Phil Baggett, President and quorum was established. Board members present were Phil Baggett, Randy Collier, Janis Crane, Allan Howell, Lou McNamee, Anne Sneed and Phyllis Wooten. Cyndra Gasperini and Bob Aiken were absent. Attending from RPM was Chelsey Bennett.

Homeowner Concern Period. None

Violations hearings. , presented their side of the case regarding a complaint lodged against their dogs. After hearing the situation, Randy Collier moved and Lou McNamee seconded to dismiss the complaint as not substantiated and unfounded. Motion passed.

, has been cleaned up except for vines. Allan Howell moved and Phil Baggett seconded to give 30 days to remove vines. Motion passed.

, some work done but not finished. Lou McNamee moved and Randy seconded to begin \$50 monthly fine until completed. Motion passed.

Previous minutes were approved as corrected. Phyllis Wooten was in attendance.

Management Report.

Full financials for November 2017 were emailed on 11.17.17 for Board review.

Operating Account \$156,330.83

Escrow Account \$123,473.26

Delinquent Account \$19,754.68

Delinquents. , lien filed 12.4.17. Board will review next month.

Violations. None needing attention.

Work Orders. . Rotten wood. Inspect building. Board will re-evaluate rotten wood priority list in January.

. Need to request bid to replace the cedar shakes.

Landscaping.

. Tree in common area. Need to get in patio to see if it is causing problems.

. Requested 2 scrubs be replaced. A work order will be put in.

Pine straw for entire area should be placed in December.

Old Business

Landscaping contract. Anne Sneed moved, Allan Howell seconded to give bid to US Lawns. Lou McNamee amended the motion to delay vote until pine straw is distributed by current contractor. Motion passed with one negative vote.

Officers for 2017.

President, Cyndra Gasperini

Vice-President, Randy Collier

Treasurer, Allan Howell

Secretary, Anne Sneed

New committees will be announced at the January meeting.

Meeting was adjourned at 6:40 pm.

Next Board Meeting: Tuesday, January 9, 2018, 5:30 at QR Clubhouse