

Quail Ridge HOA Meeting Minutes 3/12/24

Call to Order- quorum.

Attendance- Randy Collins, Bobby Parker, Joyce Brantley, Hilda Bradshaw, Brenda Wiggs, Joe Bigsby, David Corsini

1. Special Guest- Sara Whitehurst and Pool Company.  
Sara explained the cost/usage of chlorine- the cost to their contract is QR paying for chlorine discussion was held to keep the contract the same, and bill QR the same, reflecting any increases in chlorine charges. The Board agreed.
2. Bill Freelove, US Lawns was scheduled to address the board regarding our issues, concerns with the landscaping and contract. Bill did not show. Discussion was held; Bobby made a motion, Joe seconded; board voted unanimously to notify US Lawns- terminate the contract within the 30 days and hire WAC Landscaping immediately. US Lawns- \$6,156/monthly and WAC- \$6,500/month.
3. The previous meeting minutes were deferred for approval.
4. Deck repair was approved. Motion by Joe, seconded by Bobby.
5. Deferred action on cleaning inside fences until next month.
6. foreclosure approved. Motion by Joe, seconded by David.
7. Work orders and violations were reviewed.
8. Discussion was held regarding fencing replacements and the cost. Freedom to provide further information as to how to begin replacements, i.e. 10 buildings at one time, according to oldest first. Discussion was held regarding considering special assessments. Further discussion to continue. The HOA currently spends \$4,000-\$5,000 per year on fence repairs.
9. Discussion was led by Joe regarding putting surveillance signs on dumpsters to hopefully deter outside people using our dumpsters, especially at night. Freedom to pursue.
10. Pool opening- Memorial Day Weekend. Pool company will begin preparing the pool in April. Pool bands are ordered- either purple or pink. Membership increasing prices approved- \$345 single plus \$85 for additional. \$500 family plus \$85 for additional. Motion by Bobby, seconded by Joe.

Meeting adjourned

Respectfully submitted.

Randy

Joyce

**Quail Ridge Homeowners Association**  
Board Meeting Minutes  
Tuesday, May 13, 2024, 5:30 PM – Clubhouse

No April minutes - never received any notes from former Board member

Quail Ridge resident, \_\_\_\_\_ spoke to the Board re: bare patches in the grassy areas. Discussion from members about possible causes. There would be additional costs to treat the areas. This scope of work is not included in the landscaping contract.

Motion by Joe to proceed with foreclosure on \_\_\_\_\_. Second by John. The board voted to move forward.

Motion by Bobby to remove cement benches near mail houses because of liability issues. Second by John. Amendment offered by Joe to the original motion - dispose of the benches. Second by John. Board approved.

Motion by Joe to accept quote as presented by Seegars Fence Company to begin the first phase of replacement of wood fences to include 3 dumpsters and 1 recycle bin. (\$97,045.00) Second by Bobby. Board approved.

Motion by Bobby to accept Rachel Wells (Bldg. 2005) as new member of the HOA Board. Term to begin June 2024. Second by John. Board approved.

Locks changed to Clubhouse. Only Randy and Freedom have keys.

The board addressed the wood rot on building 1965.....needing 3 bids. Freedom will retain other estimates from Marlow and Patrick.

Randy gave an update on the pool opening preparation.