

2008 Quail Creek HOA Annual Meeting

Meeting Minutes

- Date:** Sunday, October 5th, 2008
- Place:** Kinsman's Home
27915 NE 26th St)
- Attendees:** Marcel de Kruif, Lori Hollasch, Sherry Holthe, Janis & Steven Juarez, Brenda & Chris Kinsman, Sharon & Michael McCarey, George Morales, Stephanie Ploof, Shari Wetherby & Dean Smith, Krista Sweeney, Carel Talens, Lisa and Robert Campbell.
- Proxies:** The Bone Family, Brown Family, Chang Family, Decker Family, Draper Family, Graham Family, Helm Family, Izumi Family, Kanga Family, Knell Family, Kuhn Family, Lum Family, Martoza Family, Massmann Family, Rogozinski Family and Wynsma Family assigned their proxy vote, in writing to either the QCHOA Board of Directors, or to a specific member of the Board.

Introductions and Quorum Verification:

Lori Hollasch, current President of QCHOA, brought the meeting to order, introduced herself, then asked people to go around the room and introduce themselves.

It was verified that there was a meeting quorum between the attendees and the proxies.

Association Activities Over the Past Year:

- **Foreclosures:**

QC-36, 27618 NE Quail Creek Drive was foreclosed. Sherry Holthe informed us that the bank has the responsibility to maintain the property throughout the foreclosure process and will reimburse anyone who helped with maintenance throughout the summer. QC-36 will be auctioned on November 27, 2008. If you have questions or need reimbursement you can contact the realtor: Roberta Martosa.

QC-4, 27625 NE Quail Creek Drive has also been foreclosed.

- **Front Entrance:**

The fence at the front entrance has been removed and replaced by rhododendrons. Now that the summer is over, and our water usage is lower, the arbor at the front entrance will be power-washed. Carel Talens has generously offered to do the project.

- **Letter to / \$\$ from Ames Ridge and Other Non-QC Neighbors:**

The Board of Directors (BOD) sent letters to our neighbors that share our entrances, but are not in QCHOA. 11 Families generously donated to the maintenance of the entrances. The donations appear as revenue in the 2008 budget - \$600 listed as Miscellaneous Income.

- **CC&R Enforcement Definition and Fines:**

The BOD is working on procedures and fees for non-compliance with the CC&Rs. The BOD stressed that the most important step is to make personal contact and have a conversation with your neighbor about any complaint or concern that you may have. Once the BOD has agreed on a procedure and fee structure, it will be sent to the membership. Also, seeking any input for this procedure from members.

- **Traffic Safety**

Drivers in QC have been going too fast. The posted speed limit is 25 mph, the average speed of cars is 37 mph but has been clocked as high as 60 mph. The QCHOA BOD contacted King County in May to increase signage and/or put up a speed sign in the neighborhood. To date there has been a promise from KC, but no action. The Board wants to support neighborhood awareness and continues to ask all members to drive 25 mph in Quail Creek.

It was suggested that the QC BOD and its members call politicians and ask for help in regulating the speed in the neighborhood.

Financial Report

- **2008 Budget Report (account for current funds):**

The 2008 budget-to-date was presented by President Lori Hollasch (Treasurer Kathy Graham was away on a family emergency). Page one of the attached financial report is the 2008 income and expenses. (See attached financial document)

The 2 foreclosed properties have paid dues either through the owner, or through the bank.

- **2009 Budget Presentation and Approval**

The 2009 budget was presented by President Lori Hollasch (page 2 of the attached financial report). A motion was made by Lisa Campbell to pass the budget for next year. The motion was 2nded by Krista Sweeney. The motion passed by a

unanimous vote.

The BOD recommended that the Board send a letter to the non-QC HOA homes in the future asking for funds to maintain the entrances.

Election of Board of Directors

Lori Hollasch and Stephanie Ploof announced that they were stepping down from the BOD. The following people were nominated for the BOD for the upcoming year:

- Kathy Graham
- Steve Juarez
- Brenda Kinsman
- Carel Talens
- Shari Wetherby
- Sharon McCarey
- Lisa Campbell

Dean Smith called for the vote and was 2nded by Stephanie Ploof. The slate of candidates was passed by unanimous vote. The Board will meet to determine the role of each person.

Neighborhood Suggestions/Anything Else?

- A recommendation was made to make a CC&Rs link on the Quail Creek web site.
- A recommendation was made to resurrect the QC alias and/or web site - Sherry Holthe volunteered to follow up on this.
- A request was made to publish the minutes of the BOD meetings to the general membership.
- There is an ugly truck in one of the cul-de-sacs what can we do to get rid of it? Neighbors have spoken to the owner. Now the BOD will speak with the owner.
- Ames Lake Water has gotten ultra expensive. If you have a leak the huge expense can be reduced somewhat. Each Ames Lake Water Association member has a one-time-every-7-years debt forgiveness.

Adjournment

The meeting was adjourned at 4PM for fun and frivolity.