

## 1/13/09 Quail Creek HOA Board Meeting Minutes

(location: Lisa Campbell's house)

### Attendees:

Carel Talens

Sheri Weatherby (absent)

Brenda Kinsman

Kathy Graham

Steve Juarez (absent)

Sharon McCarey

Lisa Campbell

### Minutes:

- 1) Carel Talens, President of QCHOA, brought the meeting to order.
- 2) Sharon McCarey distributed a page of photos of neighboring mailbox centers. The one in front of the Weatherby's house (Campbell's, Kinsman's, Weatherby's and McCarey's mailboxes are located there) is one of the most unsightly. The Dornfeld's mailbox is drooping off the side, since it did not fit between the posts once people started to transition to locking mailboxes.
- 3) Brenda proposed and we agreed to have a "mailbox party" for the 11 households sharing this overfull mailbox location, to discuss options and preferences. Carel wants to have one for his group mailbox as well. We will take the proposals to the board at the next meeting if we can get the households together first. *It might help if we have photos, information to share with the neighbors before the actual "party" so they can see why we're concerned, and what is available as options...*
- 4) Kathy Graham will provide Carel an address and business name for the company from which they bought their locking mailbox multi-unit. Carel, could you forward that info to the whole Board??
- 5) Kathy Graham gave an update on the current status of the foreclosed houses, as we are concerned with the upkeep of the yards, which falls under the purview of the HOA.
- 6) Brenda says that her husband, Chris, has created a couple website/forums for us (one for the board, and one for the whole QCHOA). Since I've got a BS in CompSci, I said I'd be happy to have him explain it to me, then we could see if he should come to the board to explain it. Carel says he could play with making a "pretty" website for the domains.
- 7) Carel will send us all a "Letter to the Neighborhood" for our approval, before he emails it out to all residents. Kathy/Sharon will endeavor to get the last few email addresses.
- 8) The board needs to get legal advice as to what our rights and obligations and options are, when a resident does not keep their yard, home in repair per CC&R's. Can we go on a property and fix the landscaping, paint, etc and then bill the resident? Some of us believe no, that's trespassing, others wonder otherwise.

- 9) The board started reviewing the CC&R's again, starting with Section 3.0 where we had left off last time.