

# Quail Creek Homeowners Association Annual Meeting

*2017 December 17*

## Meeting

The annual meeting was held at Steve Hollasch's house. The following homeowners were present, representing nine homes:

- Lot 16: Steve & Lori Hollasch
- Lot 17: Erik Ploof
- Lot 22: Bob Campbell
- Lot 23: Jennifer Kuhtz
- Lot 24: Kirtis Brice
- Lot 25: Andrew & Becky Schoenfeld
- Lot 26: Beth Tubbs
- Lot 36: Matt Esquivel
- Lot 37: Adam Canen

## Proxies

The following households assigned their votes to the board, representing twelve homes:

- Lot 06: Jeff & Resa Tucker
- Lot 11: Russ & Sherry Holthe
- Lot 12: Scott Williams & Diane Barney
- Lot 13: Cyrus & Jennifer Kanga
- Lot 14: Steven & Janis Juarez
- Lot 19: Ryan & Angie Smith
- Lot 21: Chris & Brenda Kinsman
- Lot 30: Dan & Rona Draper
- Lot 33: Julie & Donald Reamey
- Lot 34: Ray Izumi
- Lot 35: Tim & Sue Wynsma
- Lot 38: Christian & Lani Wilhite

# Minutes

**Call to Order** The meeting was called to order on 2017 December 17 at 4:40pm at the Hollasch residence.

**Quorum** Quorum was established, with 21 out of 40 homes represented.

**Front Entrance Irrigation** ALWA forgave the approximately \$13,000 water bill and will not allow another forgiveness for 7 years. The faulty front controller was replaced, a new rain sensor installed, and the controller lock was replaced, as there was evidence of tampering. The board will look into a wter flow meter to better monitor front water usage.

**Front Entrance Damage** In December, a driver lost control, crossed the front entrance grass, hit a boulder, destroyed a light fixture, destroyed two arbor structures, and went through the fence at the front entrance. The board has contacted the driver's insurance and is pursuing repair bids.

**Garbage Cans** The board received complaints about garbage cans being left in the street for many days. Please don't put out the cans days early, and also please take them back in on the day that garbage is collected.

**Website** Steve Hollasch has changed the web site, moving source to GitHub at <https://github.com/hollasch/qchoa>. The web site has been updated to include the neighborhood plat, HOA documents, and online bylaws and CC&Rs in HTML.

**Financial Report 2017** The board presented the 2017 budget and actual spend, in addition to 15 years of HOA budget history. The biggest spending risk to the HOA is water & irrigation for the front entrance. There was much discussion about how much of a reserve the board should maintain. It was decided that a 1.5x annual budget is a good target to shoot for, so the board proposed increasing the 2018 dues to replenish the reserve, and to account for increases in annual expenses. The board proposed having variable annual dues.

**2018 Budget** The board presented the proposed budget for 2018, resulting in annual dues of \$350 per home. Jennifer Kultz moved to approve, and Becky Schoenfeld seconded. One homeowner opposed the motion, while the remainder approved, so the motion passed with the majority of votes cast. At the meeting, there was confusion about whether a majority of homes (21 votes) was required to pass the motion, or whether the majority of votes cast was sufficient. Though the meeting was adjourned with belief that the motion had failed to pass, a review of the bylaws, Robert's Rules of Order and other resources revealed that a majority of votes cast approves a motion. In a follow-up phone call, the dissenting voter agreed with the interpretation of the results.

**2018 Board Members** It was pointed out that terms for both Steve Hollasch (President) and Erik Ploof (Vice President) have expired according to the bylaws. However, after asking for volunteers unsuccessfully, it was agreed that Steve Hollasch will continue to serve as board president. Erik Ploof will continue to serve as board vice-president and interim secretary. Arden Kuhn will serve as the board's new Treasurer. Andrew Schoenfeld will continue as board member-at-large, with a focused responsibility for the maintenance of and improvements to the front entrance. Amber Esquivel will continue to serve as member-at-large.

**Adjournment** The meeting was adjourned at 6:40pm.