

## QCHOA Annual Meeting Minutes

December 2, 2019

A quorum was reached through 12 Homeowners in attendance and 19 Homeowners applying proxy vote. See attached attend list.

5:00 pm – Meeting Begins

Steve Hollasch, President of QCHOA started the meeting with a review of the 2018 budget. Expenses adhered to the budget, except for the front entrance and the water usage. Each situation was discussed separately.

### Entrance

Last winter, the entrance was damaged when an SUV lost control and drove through the two East arbors and into the fence. The damage was extensive. The board received two proposals for rebuilding the arbors. Bear Creek Landscaping (BCL) was selected to do the repairs. In hindsight, it may have been the wrong choice.

Bear Creek misunderstood the project and built only one arbor. They also moved the placement of the new arbor creating a misalignment with the existing West arbors. The project stalled while the Board negotiated with BCL for relocating the new arbor and building a second arbor as originally discussed. It was decided that BCL would relocate the first arbor. A contractor still needs to be selected for building the second arbor.

The insurance payout from the driver did not cover a rebuild of the arbors and complete fixes of the entrance due to the age of the entrance, the amount was depreciated.

The delay allowed the Board to consider alternative options. Choices include:

1. Removing the second West arbor to balance the two sides.
  - a) Considerations:
    - i) A possible imbalance between the extensive span of the fence and the landscaping
    - ii) The existing posts are deteriorating which may require replacement in the next few years. It may be prudent to replace the post on the remaining West arbor
    - iii) The requirement of additional plants to address the unplanted space left by the removal of the arbor
  - b) Cost:
    - i) Removal of the arbor and replacing existing post of the remaining West arbor.
      - (1) Demolition – minimal cost - \$100.00 for removal and dumping fees. Resident volunteers would complete the demolition -It was recommended that if we chose this option, we schedule two (2) work party sessions to facilitate high attendance.
      - (2) Plants - \$500
2. Removing all arbors
  - a) Considerations:
    - i) The dramatic change of the vista. Erik Ploof (former professional landscaper) cautioned the homeowners on the significant change that would be caused by

removing all the arbors. He explained that the human eye would focus on the fence and scab trees behind it. The virtual horizontal plane that the arbors create would no longer be present. This would increase the need for additional plants, with varying heights to redirect the focus. The arbors also frame the Quail Creek sign. Without the arbors, the sign would look out of place.

- ii) The requirement of additional plants. Although any option will require additional plants, this option will require the largest expenditure on plants.
- b) Cost:
  - i) Removal of the arbor And replacing existing post of the remaining West arbor
    - (1) Demolition – minimal cost - \$100.00 for removal and dumping fees. Resident volunteers would do demolition -It was recommended that if we chose this option, we schedule two (2) work party sessions to facilitate high attendance.
    - (2) Plants - \$1200
- 3. Choosing one of the options above and replacing/ refreshing the Quail Creek Sign
  - a) Considerations:
    - i) New sign – Several design options need to be vetted before replacing the sign.
    - ii) Refreshing sign – the cheapest options is to pressure wash the existing sign and repaint.
  - b) Cost: Undetermined at this point

Current status:

The project will transfer to the new board. Initially, the application of soil dressing and bark was planned to be completed in December, but the President of the new board requested to hold off until they could develop a plan.

#### Water Usage

Historically the community water usage for the front entrance increases each year. Most of the increase is caused by BCL mismanagement of the sprinkler system and the antiquated system installed. The records show that we exceed the standard allowed volume a few times each year which results in extensive surcharges and penalties.

Current status:

The community discussed canceling the contract with BCL and to self-manage the water usage. Volunteers were established to determine the best solution for water management and present options to the new board.

#### Official Vote(s)

Steve Hollasch, Erik Ploof and Arden Kuhn announced their resignation from the BOD. Steve and Erik reached the maximum allowed time to serve according to the bylaws, and Arden chose to end her tenure. Steve Hollasch explained the options for continuing the QCHOA. Options discussed:

1. Placing the entire QCHOA funds in a reserve account and distributing payments to maintain essential utilities and services. Once the funds are depleted, an annual collection of funds would be established to maintain services.
2. Allocating the existing funds to each homeowner equally and requiring each resident to pay a portion of the community utilities and insurance.

3. Establish a new board of directors for 2019. At the point of the annual meeting, no one had volunteered to join the BOD.

Results:

Brenda Kinsman and Jennifer Kutzt volunteered to serve on the 2019 BOD as President and Treasurer respectively. Jamie Westover volunteered to serve as Secretary. Michael Brown and Lopa Ray volunteered to support the new BOD as Members at Large.

Motion made by Becky Schoenfeld, Seconded by Christian Kutzt. All volunteers were approved by unanimous vote.

Budget and Annual Dues discussion resumed and all Members agreed to go with the option of Annual Dues of \$380 to provide for the reserve requirement and additional budget to go to fixing the entrance.

Results:

Motion made to approve 2019"b" budget with \$380 dues made by Erik Ploof, seconded by Steve Hollasch. All voted in favor.

6:15 - Meeting Ends.