

Quail Creek Homeowners Association

2021 Annual Membership Meeting Minutes

Prepared by: Jennifer Kuhtz - Treasurer

Minutes of the Quail Creek Homeowners Association, Redmond, Washington, was held via Zoom meeting at 7:30 p.m. on the 28th day of September 2021.

I. CALL TO ORDER

Brenda Kinsman called the meeting to order at 7:35 pm.

II. ROLL CALL OF OFFICERS

Board Officers Present:

Brenda Kinsman - President

Jennifer Kuhtz - Treasurer

Michael Brown – Member-at-Large

Donna Morgan – Member-at-Large

Board Officers not present:

Jamie Westover - Member-at-Large

Jan Kelly - Secretary

Wendy Talens – Member-at-Large

HOMEOWNERS PRESENT	HOMEOWNERS BY PROXY
QC3 - Talens QC5 - Bone QC9 - Kuhn QC16 - Hollasch QC18 – Mohanty QC21 - Kinsman QC23 - Kuhtz QC24 - Brice QC25 - Schoenfeld QC27 - Morgan QC28 - Brown QC32 – Kugulur Vadivelu QC26 – Romo QC29 – Chen QC12 – Williams	QC2 – Westover QC1 - Renning QC10 - Povey QC08 - Haigh QC13 - Kanga QC17 - Ploof QC19 – Smith QC22 - Campbell QC30 – Draper QC31 – Barton QC33 - Reamey QC34 - Izumi QC35 - Wynsma QC37 – Koorn QC38- Wilhite QC39 - Ditmore QC40 - Helm

Quorum was achieved, Proxy votes were assigned to the Board.

III. Introductions and New Member Welcomes

New residents

- QC 26 – Bernardo Romo and Runa Kakayama
- QC 11 – Katarzyna Plewa and Artur Kania
- QC 7 – Emily and Thomas Hutchinson

IV. Approve Meeting Minutes from 2020 Annual Meeting

The Minutes from the 2020 Annual Meeting were APPROVED as presented. They will be available on the QCHOA website.

V. Board Positions and Election of New Board Officer

It was MOVED and properly SECONDED to APPROVE Board positions. The position of Secretary is still open.

The new slate of Board Officers was APPROVED:

Michael Brown- President

Jennifer Kultz - Treasurer

Jamie Westover – Member-at-Large

Donna Morgan – Member-at-Large

Wendy Talens – Member-at-Large

VI. Annual Financials and 2021 Budget

Jennifer Kultz presented the current year's budget and expenditures, including projected Actuals. The 2022 budget was APPROVED as presented. The current dues of \$330 will increase to \$375 for 2022.

VII. General Information

- Discussion regarding the current CC&R complaint process. All agreed that the default method of contact will be a letter/email and that a Member can request alternatively to be contacted via a phone call. A survey will be conducted.
- Reminders:
 - Homeowner landscape upkeep – reminder of CCR 5.13 Owners Maintenance Responsibilities
 - ACC Approvals required for building changes, CCR 5.2
 - Form on website. <https://qchoa.net/docs/Architecture-Request-Form.docx>
 - CC&R 5.2 No building, fence, gate, deck, patio, terrace, wall, kennel, or other structure shall be constructed, erected, or maintained upon a Lot or any other portion of Quail Creek, nor shall any exterior addition to or change or alteration therein be made, nor shall a Lot be cleared or excavated for use, until the written plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee. Any structure so

approved must be completed as to external appearance, including finished painting or staining, within six (6) months after the date construction is commenced unless the Committee elects to grant an extension

- Trash cans not permitted to remain in public view, CCR 5.7
- Watch speed on roads – 25 MPH

IX. Progress on Update of Entrance

- Watering became a necessary and daunting task for the members who volunteered their time this summer. The Board has budgeted \$200 for drip irrigation hoses/parts to install at the entrance next Spring. It will still be a manual on/off system but that is more reasonable.
- New plantings were installed at the monument and dead ones replaced. These include Burning Bush, Blue Star juniper, gold mops, blue spruce, and japanese maples.
- Entrance monument: While there are Reserve funds being set aside to update the monument, more work needs to be done to define the scope of the project. The sign insert (with words Quail Creek) is damaged and needs to be replaced. The Board will investigate possibly replacing the sign insert.

X. Adjournment: The meeting concluded at 8:45pm.