

Quail Creek Homeowners Association

2023 Annual Membership Meeting Minutes

Prepared by – Francesca Mocerri Assistant to President

Minutes of the Quail Creek Homeowners Association, Redmond, Washington , was held via Zoom Meeting at 4:00pm on the 8th day of October, 2023

I. CALL TO ORDER

HOA President Michael Brown called the meeting to order at 4:07pm

II. 2023 Annual Meeting Agenda Approved

III. 2022 Annual Meeting Minutes Approved

IV. Quorum Established

Members in Attendance:

QC 02 Westover

QC 03 Talens

QC 05 Bone

QC 11 Plewa

QC 13 Kanga

QC 16 Hollasch

QC 23 Kutzt

QC 25 Schoenfeld

QC 28 Brown

QC 29 Chen

QC 27 Morgan

QC 30 Draper

Members by Proxy

QC 06 Tucker

QC 07 Hutchinson

QC 08 Haigh

QC 10 Povey

QC 17 Ploof

QC 22 Campbell

QC 31 Barton

QC 33 Reamey

QC 34 Izumi

QC 35 Wynsma

QC 37 Koon
QC 38 Wilhite
QC 39 Ditmore
QC 40 Helm

Members Not in Attendance by Proxy or in Person

QC 01 Renning
QC 04 Balzer
QC 09 Kuhn
QC 12 Crowell
QC 14 Juarez
QC 15 Florescu
QC 18 Mohanty
QC 20 Zhang
QC 21 Kinsman
QC 24 Swedish
QC 26 Romo
QC 32 Kugalur
QC 36 Esquivel

V. ROLL CALL OF OFFICERS:

Present:

Michael Brown – President
Jennifer Kuhtz – Treasurer
Donna Morgan – Member at Large
Jamie Westover – Member at Large
Wendy Talens – Member at Large

Absent:

Andrew Schoenfeld – Vice President

VI. Recap of 2022

President Mike Brown Presented:

History of Water usage-Water bills and maintenance and Watering of Front Entrance

Monument Fund – Review of 4 Year Monument Reserve Fund and 2022 Completion of Monument Repair and Replacement . Monument project came in Under Budget. Thank you to Jennifer for her work on finding a lower cost insert that is made of longer lasting composite materials this along with bids to repair wall allowed project to come under budget.

New Front Entrance Drip System installation. Thank you to Jamie Westover and her Husband for installing a new drip system!

Ongoing Concerns and HOA work on Speed in the Community

King County Speed Trailer Metrics: 85% travelling under 35 mph

Speed Trailers were out 2x in 2022 East Bound and West Bound.

Board asked County for options

Result: County Extended White lines down the Entrance Road – county does not extend yellow line – their studies found that doing so can increase speed.

County told HOA that we fell out of their parameters based on our data for installation of flashing speed signs.

VII. Budget Review

-We started 2023 off with a Deficit because of some unexpected tree work in the wetlands

-2023 we completed the Monument update so that is why the expenses are significantly higher than prior years.

-Spent \$14,214.52 on Monument but we had Reserved \$20,000

2024 budget notes

-2024 put in for 15% increase for Landscape that is our biggest expense

-Mulch 2x a year is under Entrance Other/Repair

-Membership reserve total previously voted it to be at 1.5 x the total but We would like to keep it at a dollar figure of \$15,0000 vs 1.5x Dues

Motion to approve and adopt the 2024 Budget of \$12,769.50 Result : Approved

Motion to Cap the Reserve at \$15,000. Result: Approved

2024 Dues = \$220.87 which reflects a discount of unused monument funds being returned to HOA members

VIII. Nominate / Election of new / current board members.

- i. review current and open positions
 1. President - Michael Brown, will continue
 2. Treasurer - Jennifer Kuhtz, will continue in 2024 - seeking replacement for 2025

3. Vice President - Andrew Schoenfeld, will continue
 4. Secretary - OPEN
 5. Member at Large - Jaimie Westover, will continue
 6. Member at Large - Wendy Talens, will continue
 7. Member at Large - Donna Morgan, will continue
 8. Member at Large – OPEN
- ii. move to approve 2024 board members - Approved.
 - iii. move to approve Steve Hollasch as Secretary - Approved.
 - iv. vote to approve 2024 QCHOA Board Approved.

IX. Adjournment: The Meeting Concluded 4:45pm