

Quail Creek Home Owners Association
Home Owners Association Annual Meeting
Meeting Minutes

Date: October 13, 1999 @ 7:00pm
Place: Sammamish Library
Meeting Attended By: BOD Members: Clint Smith, Stacy Baumeister,
Tamara Steensgaard, Steve Graham,
Chris Kinsman

HOA Members Present:

Russ Holthe	Sherry Holthe	Jim Martoza
Scot Briggs	Marcel de Murif	Kate Sharafarouwid
Sue Wynsma	Kathy Graham	Todd Baumeister
Carla Meyer	Ray Izumi	Phil Herman
Brett Campbell	Cathy Campbell	Chris Finlaysu
Steve Hollasch	Chris Kinsman	

- It was determined that based upon the number of HOA members present (lots represented), that the meeting represented a quorum for official HOA Annual Meeting business, including voting.
- Steve G. talked about various landscaping issues to the members present.
 - Specifically, the BOD has discussed and decided that the proper evolution for landscape maintenance is to hire a company to permanently take care of the common areas.
 - After price and company comparisons, the Board chose a small company to do an initial clean up of the front entrance and then subsequent maintenance for a monthly fee, excluding materials.
- The Architectural Committee gave their report. Kathy and Kate gave a brief overview to the members of recent Committee activities.
 - The Committee suggested that a standard letter go out to new HOA members and that the Committee provide an update for the Association newsletter.
- Stacie gave the Treasurer's report including the current Association account total, the budget for 2000, etc. Several HOA members asked various questions that were answered by Stacie and Steve.
- Ray Izumi made a motion was made to accept the 2000 budget. The budget was accepted and will be included as part of the meeting minutes.
- Chris asked for any volunteers to serve on the Board. Two positions held by Clint and Stacie expire as of the end of '99 and are open for replacement.
 - No volunteers to be elected as replacements for these positions up for election. Therefore, Clint and Stacie volunteered to continue in their positions, each is therefore elected to a 3 year term.
- Chris opened the floor for questions and general discussion.
- Chris adjourned the meeting.

Quail Creek Homeowners Association
Proposed Budget
January 1, 2000 - December 31, 2000

Revenue:

Member Dues - 1st payment ¹	6,000.00
Member Dues - 2nd payment ²	6,000.00
Total Income³	<u>12,000.00</u>

Operating Expenses:

Annual Insurance Premium	1,000.00
Checking Account Service Fee	0.00
Community Newsletter/Events	750.00
Electricity ⁴	1,200.00
Landscape/Maintenance ⁵	5,000.00
Mailbox Rental	175.00
Annual Non-Profit Association Filing Fee	10.00
Postage/Supplies	200.00
Water ⁶	900.00
Total Expenses	<u>9,235.00</u>

Net Revenue: 2,765.00

Notes:

- 1 1st half payment due January 1, 2000.
- 2 2nd half payment due July 1, 2000.
- 3 Total QCHOA dues of \$300 per household.
- 4 Monthly electricity bill estimated @ \$100
- 5 Annual maintenance @ \$250/month (\$1800 bid plus additional materials), other repair & maint estimated additional @ \$2000.
- 6 Estimated @ \$75/month