

Quail Creek Homeowners Association

2007 Annual Meeting Minutes

Date: Sunday, October 7th

Place: Graham's Residence

Attendees: Kathy & Steve Graham; Lori & Steve Hollasch; Steve Juarez; Stephanie Ploof; Wendy Talens; Sherry Holthe; Jorge & Karen Morales; Cyrus Kanga.

Board Introduction:

- Lori Hollasch introduced current QCHOA Board Members. They are as follows:
- Lori Hollasch - President
- Kathy Graham - Treasurer
- Stephanie Ploof – Secretary
- Dean Smith – Member at Large

Traffic Safety

- Many neighbors have expressed concern about the speeding problem in Quail Creek.
- Carel Talens has put together some thoughts on formation of a Traffic Safety Subcommittee (see attached notes).
- Lori explained the division of QCHOA, Ames Lake Ridge, Quail Creek 2 and how it gets tricky to enforce our CC&R's.
- It was suggested that we try to get lists of homeowners in the other surrounding communities.
- King County should be able to put up signs; speed signs seem to be most effective.
- Sherry recommended putting markings on the road such as chevrons, bike path and/or a 4-way stop at Quail Creek Dr. and Quail Creek Way.
- Carl will start working on this and Steve Graham will assist him.
- Lori stated that we have no budget for this and Steve G. stated that King County should pay.
- Lori will call Snoqualmie School District to tell buses to slow down in our neighborhood.
- Jorge M. suggested installing a "Grading Sign."

Security

- Lori discussed the new mail box unit that 7 Quail Creek Drive residents decided to install.
- A few neighbors have indicated that due to other neighbors' locked mailbox units and the available space, there is no room to add new locked mailboxes.
- We will send out an email about the unit we chose.

Block Watch Program

- Stephanie P. contacted the King County Sheriff's Office (KCSO) to learn more about this program.
- Currently, the KCSO is unable to dedicate a deputy to coordinate this program.
- In an effort to continue this valuable program, the KCSO has produced a block watch informational packet so citizens can form their own Block Watch Program if they wish.

- The document can be downloaded at www.metrokc.gov/sheriff/downloads/prevention/blockwatch.pdf.
- Sherry H. recently attended an Ames Lake meeting and mentioned that Kathy Lambert (King County Councilmember, District 3) stated there has been no increase in the crime rate in our area.

- Ames Lake Area Email Group
- Jeff Cook, President of the Ames Lake Community Association, set up an email group so that all Ames Lake communities can communicate with each other.
- Anyone can sign up at jeffcook200@hotmail.com.
- Kathy Lambert is on the list.
- A daily digest is sent out.

2008 Budget (see attached)

- Kathy Graham reviewed the QCHOA Financials (2007 and Proposed 2008)
- She suggested scheduling a work party to take down the Alder Trees by the white fence. Board will address at the next meeting.
- Major increase in 2008 budget is due to the cleanup/replacement of the fence and arbor. We briefly discussed the option of removing the fence, because of the maintenance costs for the homeowners.
- The sprinkler system is not in good condition and will eventually either need to be replaced or reworked. This will be addressed and included in 2009 budget.
 - Because of the increased expenses to improve and maintain the front entrance, the yearly maintenance fees will likely increase in 2009.
 - To help defer this increase, we discussed inviting a representative from Ames Lake Ridge to one of our Board meetings to discuss whether the Ames Lake Ridge homeowners would be willing to contribute to the maintenance of the front entrance.
 - Currently, Quail Creek 1 pays \$200 per year compared to Quail Creek 2 pays \$325 per year.
- Lori raised a motion to approve the 2008 budget. Stephanie motioned to approve the budget and Steve H. seconded the motion.

Election of New QCHOA Member

- Steve Juarez offered to help with anything that is needed on the Board.
- Meeting attendees unanimously voted to elect Steve Juarez as a new QCHOA Board Member.
- We discussed Dean Smith's involvement on the Board.
- Lori will follow-up with Dean regarding his future involvement and may ask him to officially resign his position.
- We will check the by-laws to determine how many people are required to sit on the Board.
- Lori called the meeting to a close.

Thoughts on formation of Traffic Safety Subcommittee (from Carel Talens):

Speeding on Quail Creek Drive is a real problem. More and more people seem to think this is a **race track** (despite my request to slow down – yes there are notorious speeders in the neighborhood).

I am more than happy to be involved in the formation of a Traffic Safety Subcommittee.

Suggestions:

- Purchase additional traffic signs – there is only one 25 mile speed limit sign. There are no "Slow down Children at Play" signs. I would like to order a few extra speed limit signs and children at play signs. There are a few internet sites that offer these signs i.e.at <http://signs.safeshopper.com/> or <http://www.street-signs-usa.com/> . The signs are appr. \$39 a piece. I want to purchase 4 speed limit signs and 4 kids at play signs we can install along side Quail Creek Drive.
- I have also contacted the King County Sheriffs department to discuss this problem. I have a follow up call this week to include Quail Creek in the Radar/Reader Board program. Plus I have a call scheduled with King County's Neighborhood Traffic Safety Program coordinator to discuss possible solutions in our neighborhood.
- Let's see if this helps to solve the problem, if not I think we need to see if we need to ask King County Police to conduct more effective enforcement.

Added Note from QCHOA Board: There are neighborhood speeders and visitor speeders. The Traffic Subcommittee should consider direct communication with all neighbors (QC, Ames Ridge, QC II, etc) in order to get the neighborhood speeders to slow down.

QCHOA FINANCIALS (2007 and Proposed 2008)

Revenue & Expense - Actuals January 2007 - August 2007

Beginning Balance:

\$18,077.08

Revenue (Actuals):

Member Dues	\$8,000.00	
Late Fees	\$90.00	
Total Revenue		<u>\$8,090.00</u>

Operating Expenses (Actuals):

Annual Insurance Premium	(\$1,546.00)
Electricity	(\$1,103.09)
Landscape/Maintenance	(\$3,935.19)
Mailbox Repair / Update	\$0.00
Mailbox Rental	(\$120.00)
Postage/Supplies	(\$23.40)
Annual Non-Profit Association Filing Fee	(\$45.00)
Water	(\$310.68)
Misc (Garage Sale Adv & Check Purchase)	<u>\$0.00</u>

Total Expenses		<u>(\$7,083.36)</u>
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Net Revenue/Loss:		Subtotal	<u>\$1,006.64</u>
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Operating Expenses (Estimates for August - September):

Annual Meeting Expense	(\$50.00)
Electricity (estimated for September - December)	(\$640.00)
Landscape/Maintenance (estimated for August - December)	(\$1,400.00)
Misc (Garage Sale Adv & Check Purchase)	(\$30.00)
Water (estimated September - December)	(\$100.00)

Ending Balance:		<u>\$16,863.72</u>
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**Proposed Budget
January 1, 2008 - Dec 31, 2008**

Revenue:

Member Dues	\$8,000.00	
Total Revenue		<u>\$8,000.00</u>

Operating Expenses:

Annual Insurance Premium	(\$1,580.00)
Annual Meeting Expense	(\$50.00)
Electricity	(\$1,878.00)
Garage Sale Expense	(\$50.00)
Landscape/Maintenance	(\$5,700.00)
Office Supplies & Mailbox Rental	(\$200.00)
Annual Non-Profit Association Filing Fee	(\$10.00)

Water

(\$534.00)

Total Expenses

(\$10,002.00)

Net Revenue/Loss:

(\$2,002.00)