

QCHOA Board Meeting December 19, 2007

Attendees: Lori Hollasch, Kathy Grahman, Steve Juarez and Stephanie Ploof

Entrance Contribution Letter

- We are looking for it to be an annual contribution.
- Kathy would like that to be communicated in the letter.
- Change “contributions of any amount” to asking for a specific amount.
- We are leaning toward \$50 per year.
- We’d like to collect it with our annual dues.
- Two people from Ames Ridge were very receptive to contributing to the front entrance.
- Stephanie and Lori will drop off the contribution letters to Ames Ridge neighbors as well as the first cul-de-sac in Quail Creek.
- Steve will deliver letters to Garskes’, Harters’ and the houses in back cul-de-sac.

Front Entrance

- Our front entrance lighting may still be staying on during the day.
- Lori will send out an email to neighbors to see if anyone is electronically inclined.
- She will also ask Greg Garske.
- We discussed the car tire marks on the front entrance lawn.
- Kathy will talk to Jesus.
- We discussed several changes we could make to the front entrance:
 - Taking out the trees on the other side by the rhodies and putting in rock.
 - Kathy suggested taking out the grass and replacing it with plants or rock.
- Lori mentioned that other developments have made their entrances very simple due to theft.
- Jesus only charges \$250/month when he comes.
- Kathy could get a bid on a concrete border/edge.
- We discussed taking the fence down and putting rhodies or some other low maintenance plant down.
- We would like to propose a spring work party.

CC&R Violation Letter

Suggested changes:

- Bigger font
- Give them a month to respond to the violation – indicate a specific date.
- Kathy and Steve suggested a stronger request at the beginning of the letter.
- Lori recommended taking a softer approach since she refers to CCR Section “Vehicle and Parking Storage.”

- We discussed our concerns regarding what our next step would be if the violators did not respond to the letter.
- We decided to send out the letter certified and give them one month to respond.
- Initially we will take the “wait and see” approach.
- Another action step would be to invite them to a meeting.
- Households to receive the letter: the house with the boat trailer and the Hanson’s house.
- Steve will walk down to the Hanson’s house to check on the garbage.
- Lori will talk to Carla Meyer about their trailer.

Other Business

- Kathy passed out the Revenue and Expense Actuals for January 2007 – December 2007.
- Steve has volunteered to set up a QCHOA website when we are ready
- We will set up our next meeting at the end of February.