

## 12/9/08 Quail Creek HOA Board Meeting Minutes

### Attendees:

Carel Talens (arrived 8:15pm)  
Sheri Weatherby (absent)  
Brenda Kinsman  
Kathy Graham  
Steve Juarez  
Sharon McCarey (departed 8:30pm)  
Lisa Campbell

### Minutes:

- 1) Carel Talens, current President of QCHOA, was held at work and unable to attend. He forwarded his notes on possible changes to the CC&R's to Steve Juarez, who brought tonight's meeting to order. Steve says he has forwarded this document to the rest of the board, but most of us had not accessed email since it was send this evening.
- 2) Brenda finished learning who at the bank, is in charge of managing Lot QC36 which has been foreclosed on. The persons name is Liz, at Brown Real Estate Group 206-306-9196, x109. Kathy has put a call in to her, but has not heard back yet. She will call again, soon, to follow up. Deutschbank is the Trustee(s), Morgan-Stanley holds the mortgage. I am assuming the contact is for payment of Association Dues, and for maintenance of the landscaping of the Lot in question.
- 3) Steve reports that the Draper's camouflage duck boat is back in the driveway, for the last two months. Brenda knows the family, and Lisa and she have volunteered to go talk with them again, in lieu of Steve or Carel.
- 4) The old pickup at lot QC40 (John Helm) is still parked/stored in their driveway, it's not used often.
- 5) FYI - Brenda says the middle two digits of the last four digits of the Tax Parcel Number, is the QC Lot number.
- 6) Steve brought up the fact that the CBU's ("Cluster Box Unit" vs. locking & unlocking mailboxes) discussion was on the Agenda for the last meeting, but we never got to it, despite meeting from 7pm – 10:30pm or later. Sharon McCarey volunteered to take snapshots of all the "ugly" mailbox units, and bring them to the next meeting, for us to discuss approaches. It would be good to weed underneath OUR box unit! Brenda, Sharon and Lisa all share that one. What are the minimum/maximum heights for the mailboxes and newspaper boxes?
- 7) Steve suggested, and we all agreed (excepting members not present) that we have a full board in session before we discuss roles of the board members.
- 8) The official administration office/address of the QCHOA, is 23316 NE Redmond-Fall City Road, PMB#525, Redmond, WA 98053.

- 9) At 8:15pm, Carel joined the meeting.
- 10) Note: Carel says that [www.hollasch.net](http://www.hollasch.net) has a scanned copy of the CC&R's. Brenda says her Wiki site also has a freshly scanned copy of them.
- 11) Brenda raised the question (should we ask a paralegal??), should we redefine the "Declarant" as QCHOA board? Or just take that working out completely? To be determined.
- 12) CC&R Section 2.7, we all agree that this topic needs to be stewed on for the next month, and we can all bring our propositions to the next board meeting.
- 13) 2.7.1(e) must be discussed as #12 will be above.
- 14) Lisa will propose a rewrite for 2.7.4 and the term "noncompliance", for the next meeting.
- 15) Steve sent an email to Lisa on 11/19 or 11/20 with an attachment of the letter he wrote to the owners of the boat.
- 16) The board will meet again on 1/13/09, second Tuesday, at 7pm at Lisa's house, to do a second rough edit of the CC&R's. We all are to develop our ideas, in writing, for proposed rewrites of the CC&R paragraphs 2.7 and 2.7.1(e). We should keep in mind that the King County website is available as a resource, to skim a few other HOA's CC&R's for comparison. In addition, [communityassociationsinstitute.org](http://communityassociationsinstitute.org) is another resource.
- 17) The 12/9/08 Board meeting ran from 7am till approximately 9:10pm.