



# Quail Creek Homeowners Association

Annual Meeting Minutes

2024 October 27

**Board:** Michael Brown (president), Jennifer Kuhtz (treasurer), Steve Hollasch (secretary)

**Attending:** QC03 (Talens), QC09 (Kuhn), QC11 (Plewa), QC14 (Arian), QC16 (Hollasch),  
QC21 (Kinsman), QC25 (Schoenfeld), QC28 (Brown/Moceri)

**Meeting Convened:** 5:06pm

**Meeting Adjourned:** 5:44pm

---

## 1. Proxy Votes

- The following twenty lots assigned their votes by proxy to the board:
  - QC01 (Renning)
  - QC02 (Westover)
  - QC05 (Bone)
  - QC06 (Tucker)
  - QC07 (Hutchinson)
  - QC08 (Haigh)
  - QC10 (Povey)
  - QC12 (Crowell)
  - QC17 (Ploof)
  - QC19 (Smith)
  - QC23 (Kuhtz)
  - QC26 (Romo/Nakayama)
  - QC27 (Morgan)
  - QC30 (Draper)
  - QC31 (Barton)
  - QC33 (Reamey)
  - QC35 (Wynsma)
  - QC37 (Koorn)
  - QC39 (Ditmore)
  - QC40 (Helm)

## 2. 2023 Annual Meeting Minutes

- The 2023 annual meeting minutes were presented and approved.

## 3. Treasury Update

- Michael Brown presented the proposed 2025 budget.
- According to the proposed budget, annual dues for 2025 were suggested at \$287.29 per home.

- Brenda Kinsman suggested an additional budget item of \$100–\$200 in new plants for 2024. The board believe that there is room in the existing 2024 front entrance maintenance budget for this cost.
- The board presented the irrigation updates, headed by Jamie Westover.
- The repair of the damaged front entrance sign was presented.
- Budget was approved.

#### 4. Xfinity Construction Updates

- Recent crews painting the lines in the neighborhood are from Xfinity for a fiber optic cable upgrade.

#### 5. Architectural Committee Proposals

- The board reminded the homeowners to file Architectural Control Committee (ACC) requests for all planned work.
- The board will continue to keep the web site updated with useful information in this area.

#### 6. Traffic

- Last year we had a speed trailer present from February through June on Quail Creek Way. King County said they would not make any road or sign changes to Quail Creek Way as a result.
- The board asked King County for an additional and larger speed limit sign on Quail Creek Drive. There was also discussion about painting the 25MPH speed limit on the road. King County responded with a flat no on speed bumps. They painted new white lines along the roadsides descending from the top to slow drivers. King County will not make any further changes.

#### 7. Open Board Positions

- Jennifer Kutzt will be stepping down after many years serving as secretary.
- Steve Hollasch volunteered to transition from secretary to treasurer.
- Michael Brown volunteered to transition from president to secretary.
- Brenda Kinsman volunteered to serve as president.
- Katarzyna Plewa volunteered to serve as member-at-large on the board.
- All positions were voted on and approved.

<b>Expenses</b>	<b>2023 approved budget</b>	<b>2023 projected end of year</b>	<b>2024 proposed budget</b>	<b>2024 projected end of year</b>	<b>2025 proposed budget</b>
Bank fees & fines					
Insurance	\$2,058.10	\$1,773.00	\$ 1,800.00	\$ 1,907.00	\$ 1,925.00
Legal Fees					
Non-Profit Filing Fee	\$20.00	\$20.00	\$ 20.00	\$ 20.00	\$ 20.00
Postage & Office Supplies	\$165.00	\$162.94	\$ 165.00	\$ 158.90	\$ 160.00
Mailbox rental	\$156.00	\$166.00	\$ 176.00	\$ 170.00	\$ 175.00
Web Site	\$20.00	\$24.41	\$ 30.00	\$ 26.00	\$ 28.00
Electricity	\$1,600.00	\$1,544.44	\$ 1,555.00	\$ 1,547.00	\$ 1,555.00
Entrance Landscape Groundskeeping	\$4,890.00	\$4,885.44	\$ 5,623.50	\$ 5,115.21	\$ 5,300.00
Entrance Landscape Water	\$630.00	\$684.06	\$ 700.00	\$ 785.00	\$ 785.00
Entrance Irrigation Maint	\$200.00	\$277.65	\$ 200.00	\$ 240.00	\$ -
Entrance Other/Repair	\$2,000.00	\$2,063.00	\$ 2,500.00	\$ 1,844.00	\$ 2,500.00
Monument Reserve	\$5,000.00	\$5,000.00	\$ -		
Monument Update Actual		\$14,214.53	\$ -		
Common Property/Wetlands			\$ -		
HOA Reserve adjustment		0			
Misc				\$ 1,730.68	\$ -
<b>Expenses total</b>	<b>\$16,739.10</b>	<b>\$ 30,815.47</b>	<b>\$ 12,769.50</b>	<b>\$ 11,813.11</b>	<b>\$ 12,448.00</b>
<b>Income</b>					
<i>annual dues</i>	\$420.00	\$420.00	\$ 220.87	\$ 220.87	\$ 287.29
income	\$16,800.00	\$16,883.57	\$ 8,834.69	\$ 10,321.28	\$ 11,491.61
Rollover Funds (+/-)		-\$2,133.29	\$3,934.81	\$ 956.39	\$ 956.39
<b>Income Total</b>			<b>\$12,769.50</b>	<b>\$11,277.67</b>	<b>\$12,448.00</b>
Monument Reserve total	\$20,000.00	\$20,000.00	\$ -		
HOA Reserve total (15k)	\$15,000.00	\$15,000.00	\$ 15,000.00		\$ 15,000.00