

Quail Ridge HOA Board Meeting Minutes

January 9, 2024

Dave White's Home
7124 Axis Court

Members Present:

David White, Jill Kolstad, Carla Gates, Grechen Underwood, Jim Christianson, Paul Roberts, Jane Hadley, Sharen Dotson, Paul Roberts

Approval of Minutes

The meeting was called to order by Dave White at 6:30 pm. Dave asked for approval of the November meeting minutes and the minutes were approved unanimously.

Financial Report: Jim Christianson reported that the HOA began 2024 with a balance of \$37,650 which includes a \$20,000 CD. The CD matures on February 10 with interest. There was a brief discussion about the investment options for the \$20,000.

2024 Budget and Assessments

Dave presented an operating and reserve budget for 2024. The assessment letter and budget will be emailed to the homeowners on January 13 with a few notices going out by US mail.

Dave proposed a change to the assessment late fee. The first month will remain the same at \$25.00 but successive months will increase from \$7.50 to \$10.00. He noted that late fees generally are not charged when the payment is only a few days late. The Board approved the change, the budget and the plan for distributing assessment notices.

Repairs Other Than Items Already in Budget

Dave listed several new repair and maintenance items that had arisen since the last meeting:

- Leaking sprinkler valve at Alta Mesa
- Replacement batteries and solar panel for Harris Parkway irrigation.
- Repair sprinkler head on Harris Parkway
- Repair leaking drip hose on Harris Monument bed
- Troubleshoot and repair sprinkler zone 4 on Harris Parkway
- Complete exit gate post replacement

Upcoming Budgeted Items

- Install weed barrier in Harris Monument bed \$850
- Mulch and add grasses to Center Island \$1,750
- Install cap columns \$5,000

ACC Report: Paul Roberts reported the following

- **General**

All HOA owned perimeter fences are intact. Bruce Aldridge informed Paul that the developer of the assisted living area adjacent to his and Diane Alexander's properties (7100 and 7101 Axis Ct) will be building a masonry retaining wall some 15 feet outside the HOA property line along with a masonry fence to replace the present wooden fence.

- **Modification Requests**

One modification request was worked this period. Thornton at 7163 Axis Ct for a temporary greenhouse to protect pool equipment from coming cold temperatures.

- **South brick fence**

We have begun planning for installation of concrete block caps on the small pillars.

Open Discussion and Plans for Future Meetings

Following a brief open discussion, Dave asked for volunteers to host the 2024 board meetings.

The Meeting was adjourned.

Next Meeting March 12 at Martha Ibos's home.