

QUAIL LAKE HOMEOWNERS ASSOCIATION ANNUAL MEETING

February 15, 2015

Minutes

The annual meeting of the Quail Lake Homeowners Association was called to order at 7:02 pm by Ray Uhlhorn. Ray welcomed all in attendance to the new Clubhouse. Door marshals were Ron Burth and Dave Sheptak. They collected all ballots that were brought to the meeting and asked all residents to sign in. Quorum was established. Notice of the meeting and the proxy ballots were delivered to each homeowner in residence or mailed to an alternate residence. An email was also sent reminding the homeowners of the annual meeting, and notice on the bulletin boards. Roll call of Board Members present: Ray Uhlhorn, Dave Hill, Marcy Burth, Chuck Kowalski, Jim Watters, Marlene Fleming and Barb Sheptak. Sixteen residents were in attendance: Joe and Jessica Marsh, Nancy Hampton, Al Roy, Lee Morris, Dave Gibson, Jeremy and Jerry Rustler, Judy Richards, Dorothy Gantz, Michelle Wilson, Pamela Dietz, Norma Hardy, Fran Scully, Dave Sheptak and Ron Burth.

Minutes of the Annual Meeting of February 18, 2014 were made available for review. Copies were emailed to the Board, printed copies were available at the meeting for the residents in attendance. Reading of the minutes were dispensed. Marcy Burth moved that the minutes be accepted; Chuck Kowalski seconded the motion. Motion passed unanimously.

Introduction of Board Candidates

Ray Uhlhorn explained the Quail Lake by-laws established a seven member Board for two year terms. Four Board seats are up for election in even years, three seats for election in odd years. Three Board members are to be elected this year, along with a position to fill a one year term (due to a resignation). The candidates running this year are: Chuck Kowalski, Barb Sheptak, Michelle Wilson and Jim Hammen. There were no nominations from the floor. The door marshals will tally the votes and results will be announced later.

Committee Reports – Annual Recap

Treasurer: Marcy Burth

- The Quail Lake Homeowners Association remains in a solid financial position at the end of 2014. We have collected dues on three foreclosures and continue to use the lien as a means to force payment of all dues in arrears on foreclosed homes. We currently have only one more home to clear the courts and be auctioned. One home is on the market as a result of foreclosure and is currently owned by Bank of America.
- We have made capital improvements to the grounds (to be discussed by the grounds chair) and have \$60,000 remaining in our capital savings account. We continue to build up our road repair reserve account and currently show a balance of \$56,000.
- The quarterly assessment remains the same, \$121.50 for those who chose to pay the EVMA club house assessment in full and \$130.50 for those who chose to pay it in installments.
- The Balance Sheet for December 31, 2014 is available for review by any interested resident. Please contact me if you would like to obtain a copy.

Vice President Report: Dave Hill

- Primary function is to update the Quail Lake Directory, by annually contacting residents for accuracy, and then publishing the directory. Dave also maintains the resident email database, which currently has 116 emails, which is the highest total to date. Dave also updates the East Village website, adding the Quail Lake Minutes, Newsletters, and notices.
- Dave said it has been a pleasure serving on the Quail Lake board and working with its residents. He wishes the new board the best success in the upcoming year.

Grounds Report: Chuck Kowalski

- Early last spring I investigated the cost and benefit of having aeration and/or fountains installed in our lake to improve both the aesthetics of our community as well as the aeration of the lake itself. With 400 gal/min/acre needed to be pumped to achieve 100% aeration the cost of aeration only was estimated to be in excess of \$25,000 and to add aesthetics would cost \$10,000 for each 150 gal/min fountain. Considering the cost and lack of evidence that the health of Quail Lake was immediately in danger, the idea was tabled with no immediate plan to pursue additional investigation.
- In May, with the help of my expert adviser and helper, the three banks of mail boxes were completely pressure washed with no expense to the community.
- Over the summer months a cursory inspection of our roads and storm drains concluded there was no need for immediate repairs but some areas of the asphalt are showing more wear and/or cracking than others and continue to be monitored. I did question the owner of Advanced Asphalt about the benefits or damages that sealing our roads might result in. His opinion was that it would neither hurt or extend the life of our roads, it would only make them look temporarily better. He was very adamant and strongly suggested that we save our road maintenance funds for future resurfacing.
- Early this fall we began to look at our monuments and the remaining signs within our community that have not been replaced since the initial development of Quail Lake. With the cost of complete replacement of our two monuments estimated to be greater than \$12,000, we have decided to pursue our options for refurbishment of the existing monuments. Currently under consideration are whether or not the current shape should be modified or left alone and what type of surface look would we like to change to. I continue to be very open to any and all veneer facing to go along with an updated quail image and lettering keeping with the rustic feel of the stone facing. This is currently an ongoing project that is expected to develop[ideas and cost estimates in the coming year.
- Recently I hope all have noticed and enjoyed the new stop signs that were installed. While I have not received a lot of feedback what little I have gotten reflected disbelief of how bad the old signs looked once attention was drawn to them.
- Finally at the close of the year I implemented a work completion tracking spreadsheet for our landscape contractor. Urban Turf will now update the completion of each task as it is called out under our current contract and then send us an updated spreadsheet each month so that we can review the work that is being reported as completed during the period.

Grounds Report: Jim Watters

- While only on this Board for 6 months, Jim was on a prior Quail Lake Board for 3 years. He is doing the background work for the shoreline restoration project, by investigating contractors, figuring what to do and how to complete the project. Jim has narrowed the list to three contractors, spoken with a Civil Engineer and has considered dividing this project into phases, because of the cost. The first phase should be the area that shows the worse signs of erosion. The next step is to measure the areas to be addressed first. Jim will be leaving the Board but will remain available to help with this project. Ray thanked him for the extensive amount of research on products used for the Geo-tubing, what is required by the contracting firms and how the sediment on the bottom of the lake will be used to fill the geo tubes.
- A resident asked about the cost of Geo-tubing and if the expense would be divided among residents that did not live around the lake. Ray said that legal counsel advised the board that our 'lake' is a retention pond to funnel rain water and is therefore a common area. This falls under a common expense, which the responsibility is shared by all residents. The resident said she disagreed and would be seeking legal counsel as well.

Architectural Report: Marlene Fleming

- The position of the Architectural board member is to help maintain the Covenants of Quail Lake. Most of these duties lie within the use of Restrictions 7.01 through 7.23 in the Declaration of Covenants and Restrictions for maintaining the outside of the home, such as painting, shrubbery and roofing. The position is to help maintain the integrity of the neighborhood and to assure that improvements will not encroach upon neighbors property.
- The Architectural reports for this month include: Owner of 1549 Quail Lake to replace their concrete driveway and sidewalk with pavers. Owner of 1704 Waxwing Circle to resurface their pool area. Owner of 1507 Quail lake to paint their home. Owner of 1666 Waxwing Court to cut cracks in driveway and place pavers in driveway. All were approved.

Community Relations and Secretary : Barb Sheptak

- As Secretary, I draft the Minutes of the monthly Board meetings from notes and recording. I recap the meeting into an informative Newsletter for the residents, email to all residents as well as pinning copies on the community bulletin boards. I email residents of meeting reminders or any special notices. On the Community Relations side, I welcome new homeowners with a Quail Lake welcome packet. The packet currently consists of a Quail Lake coffee mug, maps, and tourism information for Venice, as well as a list of frequently asked questions pertaining to our neighborhood. 9 welcome packets have been delivered since May.

President Report: Ray Uhlhorn

- Pat Vinti, our Quail Lake representative for the East Village Master Association was not able to attend the meeting. His term is set to expire in April, so the Board is looking to appoint a new representative to the East Village Master Association to represent Quail Lake. We thank Pat for his services. Dave Hill also sits on the EVMA Board, and notes that the gate to the pool will be

replaced. The locking system will be more reliable. We are looking into pool resurfacing, so will have a shutdown for about two weeks. The Social Club for the EVMA has been recently established to unite the 6 communities. The Italian Night and St Paddys Day events are already sold out. Monthly events will be planned.

- Ray retired from the Board last year, after serving for 6 years, and was asked to return back to the Board on March 26, 2014 due to a resignation. The Board continues to work hard to keep the community informed on issues that need to be addressed, as well as being responsive to homeowners questions and comments. We view that as one of our primary functions.
- We've actively endorsed and endeavored to upgrade the appearance and maintain the integrity of the community, a few examples such as the mailboxes being power washed and painting the bulletin boards. This last year we have landscaped and placed seating in the common area overlooking the lake and landscaping at the area behind the central bank of mail boxes. Not only have we installed stop signs, but we have replaced the informational signs in the community. They have all helped to enhance the community. We also have a number of homeowners on Quail Lake Dr who back up to the Church on Center, and got the Church to clean the wall that faces their back yards.
- This year the Board held a new resident welcome reception. It took place in November and six couples were able to attend. We decided to make this an ongoing event to welcome our new residents.
- We continue to deal with vacant properties and those in foreclosure. We have been extremely successful filing a claim of lien on that property for the amount of back dues owed to the Homeowners Association, as well as any landscaping fees that we have paid to maintain the property, when the property goes into foreclosure. For the property to be purchased, this lien needs to be paid. We have done this filing on our own, rather than have an attorney file for us. Many other Homeowners Associations pay an attorney for the filing, another way we are saving money for our community.
- This year the key issues that we face are: replacing Pat Vinti, the Representative to the East Village Master Association. We also need to update the By Laws, and Covenants and Restrictions for Quail Lake, in order to conform with state statutes, and the Master Association documents. The Master Association updated their documents last year and now that they have completed it, we need to bring ours up to date. State statutes indicate that Homeowners Associations must update and refile their Documents every 25 years, and ours is due by 2017. So we need to spend this year putting those updates together, and have them complete by 2016, so we will be able to refile and meet the deadline of 2017. Most of the work will be 'cleaning up the documents' because they still refer to the original developer that developed Quail Lake. So a lot of the work will be cleaning up the outdated material and hopefully shortening up the documents due to language that is not appropriate any longer. We would like to involve some of the members from the community in that process, so we will be looking for volunteers for this committee. We will be looking at how to approach the issue of stabilizing the retention pond. We will also be following Dave and Teresa Hills suggestion about ways we can bring Quail Lake Residents together. These are some of the issues that we have on our agenda for this year.

Board Election Results

- At this time, I would like to check with the Door Marshals to see if all of the votes have all been counted and what the results are. Ron Burth announced that all the ballots have been counted, 88 ballots have been returned and all 4 nominees have been elected.

Old Business

- There was no unfinished business to discuss.

New Business

- There was no new business to discuss.

Audience Comments

- Al Roy commented on the erosion on the pond. His understanding on the Covenants and Restrictions is that in order to make an assessment, the Board has to decide that this is a common expense. He would like to understand the legal opinion that the Board received as to why it is a common expense, because the Covenants and Deed Restrictions state the homeowners are responsible for their property up to the water line. Ray said the water is a retention pond for the drainage and to prevent flooding for the entire neighborhood. What we do know is that the shoreline of several lots have eroded. The problem is the shoreline has not been stabilized and because of the wave and wind, some areas have had greater erosion than others. To stabilize the pond so there is no further erosion, we need to do a process which is the most beneficial and natural in appearance, and we have determined that is the use of the thermo geo tubes. These are two layers of large fabric tubes which use the sand from the bottom of the pond to fill these tubes. This also uses the sediment from the bottom of the pond, and also replenishes the depth of the pond. On top of one tube is another tube and is split and sod is laid on that layer of the tube. This was done a couple years ago in the common area with the bench, and it has stabilized the shoreline. It increases the shoreline, but that is the only way to stabilize it. This is not intended to replenish and restore the shoreline, only to stabilize it. The pond is a responsibility of the Homeowners Association. What we have been told it is owned by the Homeowners Association, it is considered a common area, like the other areas we maintain. A Common Area falls under the category of common expense, and a common expense falls under the category of assessments that are placed under all homeowners. That is the interpretation that we have received from legal counsel. We will have open meetings once we have all the background information that we are gathering now.

Presidents Remarks

Ray would like to thank all the Board Members for their continued support, especially for the work, dedication and the time they give to this Association. Most Associations pay a management company to perform the work that this Board does for Quail Lake. If that were the case, each homeowner would easily be paying an additional \$150 in dues payment. We don't use an outside management firm, we have done it ourselves. Thanks to all the Board Members. Thank you to the retiring Board Members Dave Hill, and Jim Waters for their services you have given to Quail Lake.

Next scheduled meeting is Tues. March 17, 2015 at 7:00 pm. Dave Hill moved to adjourn, Marcy Burth seconded. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Barb Sheptak

Secretary

