

## QUAIL LAKE HOMEOWNERS ASSOCIATION

May 13, 2014

### Minutes

The regular monthly meeting of the Quail Lake Homeowners Association was called to order at 7:03 pm by Ray Uhlhorn. Members present: Ray Uhlhorn, Marcy Burth, Chuck Kowalski, Marlene Fleming and Barb Sheptak. Dave Hill was available on speaker phone. Two residents were in attendance.

The minutes from the monthly April 15 meeting were circulated to all members for review by email. Marcy Burth moved that the minutes be accepted; Marlene Fleming seconded the motion. Motion passed unanimously.

### Audience Comments

- none

### Committee Reports

#### **East Villages Master Association Report:** Pat Vinti

- The East Village Master Association Board met Thursday, May 8<sup>th</sup> at 10:00am
- The new pool umbrellas will be installed early June, and the tennis court repairs will begin in the next few weeks.
- The new Documents have been filed at the County courthouse and are in the process of being recorded.
- The new Clubhouse should be ready for use the end of May. They are still working out the logistics of who will have key card access of the Clubhouse and how the residents will be able to get in when they have an event booked. Our Board discussed and felt that two Board Members (the President and one other member) from our community should be sufficient.

#### **Vice President Report:** Dave Hill

- The 2014 Directory is ready to go. When Dave posts it, Barb will email to residents and post on bulletin boards and to let Barb know if they would like a copy. Ray suggested that Dave add the covenant regarding Garage and Yard Sales in frequently asked questions.
- Dave added some pictures to the website.

#### **Treasurer Report:** Marcy Burth

- Marcy distributed the Balance Sheet and P & L statements as of April 30, 2014. The Treasurers Report was approved.
- The Board discussed that residents who are overdue paying quarterly dues have access to the Community Center be revoked. Marcy Burth moved to adopt a Board Policy to notify residents that are two quarters behind on their dues be given two weeks to become current or have their privileges revoked. Barb Sheptak seconded and the motion passed unanimously.
- We should also have the cards suspended on the homes that are in foreclosure.

**Grounds Report: Chuck Kowalski**

- Saturday May 3<sup>rd</sup> Chuck and Nancy pressure washed the 3 banks of mail boxes and the adjacent community bulletin boards. A special thank you to Howie and Marge Schneider, Dave and Barb Sheptak and Barry Spencer for donating the water.
- A visual inspection of the asphalt that is beginning to crack on the northeast side of the Waxwing Circle and Quail Lake intersection showed no significant deterioration from the last inspection in March.

**Architectural Report: Marlene Fleming**

- Change Requests: Barry Spencer, 1416 Quail Lake Drive, requested to have white perma seal coating on his roof tiles. John Rob, 1462 Waxwing Ct., requested to remove two dying Palm trees in the rear of his home. This will be done in the fall. Both were approved.
- Community Chatter:  
..... We have had some recent break-ins within our community. Now that many residents have left for the summer, we need to be vigilant and continue to watch our neighborhood. It would be helpful if we used outdoor lighting around our homes all night.  
.....On a recent inspection, few roofs need cleaning. It is up to each of us to maintain this and all the exterior of your home. It has been a pleasure to find all residents responsive and pleasant when issues are brought to their attention. You have all helped our neighborhood look as great as it does!

**Community Relations:****Newsletter Report: Barb Sheptak**

- Barb drafted a New Homeowner sheet to compile information needed for mailing dues statements, publishing in directory and newsletter introductions. This will be shared with Secretary, Vice President and Treasurer when returned.

**President Report: Ray Uhlhorn**

- The car that was parked in the backyard seen from Indian Hills has removed it after asked to do so. It is now parked in the street on Killdeer Court.
- The landscaping project in the two common areas has been completed. The bench has been put in place and river rock will soon be added.

**Old Business**

- Board Vacancy – Ray spoke with Jim Watters, a former Board member, who offered to fill the vacancy on our Board. Jim can assist Chuck with the entrance monument repair or replacement and lives on the lake so we have an even balance of Board members who live on and off the

lake. Ray nominated Jim Watters to fill the vacant spot on the Board, Marcy seconded the motion and it passed unanimously.

- Short Term Lease Restriction Policy Enforcement. Ray drafted a Board Resolution for homeowners that violate the short term lease policy. Dave was concerned that this might invite a legal problem. Marlene read in the paper that Holmes Beach and a community in Venice had a case that determined the Deed Restricted Communities can make their own rules. Ray suggested that this was only a draft and that we should table the discussion until the fall.
- Lake Shoreline Restoration Plan Assignments. We need to be prepared to address homeowners in the fall with our guidelines for shoreline restoration. Some of the items that we should work on over the summer are: 1) Qualify the Contractors. Gene had found 2. Chuck and Jim will work together on that. 2) Contractors contract with Homeowners, not the Association. We are only trying to negotiate the best terms for homeowners. 3) Assemble information mailer to lakeshore homeowners – the options, guidelines and the process. Ray will work on this. 4) Post this information on the bulletin boards and the website. 5) Get lakeshore residents in small groups (6-8) meet for questions and answers. 6) Facilitate for the residents that are interested in group pricing from contractors. 7) What kind of request form will be needed. 8) Options for financing, Marcy will look into.
- Tree Replacement – Marlene asked if we could have a resolution that anyone that removes a tree needs to replace with another. Ray asked that she write a proposal for it.

#### **New Business**

- Parking on Lawns – The problem that we had has been addressed. When we work on revising the Covenants and Restrictions, we can address this more thoroughly.
- Solicitation Violations – Solicitations are NOT allowed. If they do approach you, ask for a business card, and then tell them to leave. Watch for scams, currently there is a 'Verizon' scam trying to attain entry into your home.
- Summer Projects – Monument repair or replacement, Chuck and Jim to work on costs. Storm Drains – appearance, plates and metal covers.

Next scheduled meeting is September 16, 2014 at 7:00 pm. Marcy Burth moved to adjourn, Chuck Kowalski seconded. Meeting adjourned at 8:42 pm.

Respectfully submitted,

Barb Sheptak

Secretary