



QUAILWOOD MEADOWS
TOWNHOUSE COMMUNITY ASSOCIATION

Regular Board of Directors Meeting
February 16, 2010

MINUTES

In accordance with the Bylaws for the Quailwood Meadows Townhouse Community Association, a regular meeting of the Board of Directors was held on Tuesday, February 16, 2010 at the Quailwood Community Center. Present and participating in said meeting were: Marge Belson, President, and Bill Atherton, Vice President. Absent from the meeting: Bob Conklin, Sec/Treasurer and Jo Ann Conklin, Recording Secretary. Also, present was Tammy Pasco, Community Association Manager/HOAMCO. Marge Belson presided over the meeting and Tammy Pasco acted as the recording secretary.

The meeting was called to order at 5:30 p.m., and the meeting began with Board Member roll call.

Marge Belson made a motion to approve the minutes from the December 15, 2009 regular Board of Directors Meeting. Bill Atherton seconded, all in favor and the motion passed with Board approval.

Bill Atherton made a motion to approve the December 2009 Year-End financials and the January 2010 month-end financials. Marge seconded, all voted in favor, motion passed with Board approval.

Tammy Pasco provided a brief summary of Delinquent and Collection Account status. Effective January 1, 2010, delinquent accounts are being charged 18% interest, as allowed per the CC&R's and the Assessment Collection Policy.

Tammy Pasco reported on current maintenance and repair projects underway with in the community. Due to recent winter storms, a number of roof leaks have been reported by homeowners. All leaks were reported to Burdman & Shore as instructed and repairs have been scheduled and/or completed.

Marge Belson provided a brief update regarding the construction defect activities. Inspections of the community have been completed by Burdman & Shore. All of the data from said inspections will be compiled into reports and provided to the Association upon completion. Rob Barry/Burdman & Shore is tentatively scheduled to attend the April 20th board meeting contingent upon whether the inspection reports are complete.

Marge Belson reported on the area of Rocca Street that has sunk. The sunken area runs the full width of the street, approximately 7-8 inches deep by about 20 inches wide. Research was conducted as to the proper way to handle the matter, whether to rent and/or purchase barriers and barricade the road or find another alternative. A&D Branch Construction provided a bid in the amount of \$698.62 to install tar filler in the sunken area to make it "safe & passable". Bill Atherton made a motion to accept A&D's bid for the temporary fix. Marge Belson seconded, all voted in favor, motion passed with Board approval. Management will contact A&D Branch Construction and get the repair scheduled as soon as possible.

At the request of the Board, Common Ground just completed a thorough inspection and inventory of the entire irrigation system within the Townhome community. A report was provided to the Board of Directors, calling out all of the plant life, type of emitters and/or drip system to each plant, etc. It has been determined that the irrigation system was improperly installed and not at all efficient. The Board will continue to review and assess the matter, bid will be obtained and an overall decision will be made as to the best way to fix the matter. The goal is to stream-line the system for maximum efficiency without having to completely reinstall the system. This particular issue has been turned over to Burdman & Shore for consideration in the construction defect lawsuit.

Marge Belson is working with Stacy Maule, Community Association Manager for the Master Association, to schedule a meeting between the Townhomes Board of Directors and the Master Association Board of Directors. Further information will be provided once this meeting has been confirmed.

In an effort to promote better communication within the community, bulletin boards have been purchased and will be installed at each of the mailbox areas. This will allow the association to post notices, information and event schedules pertinent to the community. The master association had 2 bulletin boards that were not in use and donated them to the Townhome Association; three (3) more bulletin boards were purchased. Installation will be scheduled as soon as the shipment has been received.

Homeowner Open Forum was then recognized. Questions were asked and answers provided accordingly.

Announcements: The next regular board meeting is scheduled for April 20, 2010 at 5:30 p.m., at the Community Center.

With no further business to discuss the meeting adjourned at 6:00 p.m.