

Quailwood Meadows Town Homes
Board of Directors Meeting
March 17, 2009

I Call to Order

The meeting was called to order by Marge Belson, President, at 1:04 p.m.

II Roll Check

Marge Belson, President; Bill Atherton, Vice President; Bob Conklin, Treasurer; JoAnn Conklin, Recording Secretary; and Tammy Pasco, HOAMCO Executive Assistant to Chief Operating Officer. There were no Townhome residents present.

III Approval of Minutes - February 17, 2009

Bob Conklin made a motion to approve and Bill Atherton seconded the motion and they were approved as written. They are available to all residents on the Townhome website.

IV Treasurer's Report

For January and February 2009 Financials, Bill Atherton made a motion to accept and Marge Belson seconded the motion and they were approved.

A bid from Grady's Quality Excavating, Inc. for \$14,000.21 had been approved as an Action in Lieu of a Meeting for the Cortina Street Repair prior to this meeting. Tammy Pasco informed the Townhome Board that an additional \$450 will be added to the Grady's bill for MTI compaction tests. One will be done before repair work is started and one will also be done at the completion of this job.

V Ongoing Business

The Sewer System was handed over to the Town of Prescott Valley on March 13th. The services of Quality Pumping as well as all other related vendors were terminated as of March 13th by Tammy Pasco.

The Insurance Coverage for the Quailwood Meadows Townhomes has been finalized. The new insurance carrier is Travelers. The policy increases the coverage on the townhomes up to current standards for actual cost repair.

VI New Business

The Parking Policy draft is still in draft form. It will be sent out for legal opinion at Eckmark & Eckmark once final revisions are made.

Frequency of Meetings following the April 21st meeting is up for discussion as to whether we can start a bimonthly meeting schedule.

Bob Conklin stated that there is a Unified Trustee Sale for May 8th, 2009 at 10:00 a.m. posted on all of the vacant lots in the Townhome community.

VII Homeowner's Forum

No townhome owners attended.

VIII Announcements

Our next meeting is scheduled for April 21st, 2009 at 1:00 p.m.

IX Adjournment

A motion to adjourn the meeting was made by Bill Atherton and seconded by Bob Conklin. The meeting was adjourned at 1:18 p.m.