

HOA Quail Creek

Date: 1/23/23

Agenda:

1. **Budget, Financials, expenses, etc.**
 - a. Current balance: \$28,205.63
 - i. \$5,225.13 was reimbursed to SOC Camden, LLC for fronting dollar prior to account open. (Wire request was sent into Somerville Bank)
 - b. Expenses: street lights, field maintenance, salt/snow removal
 - i. Doug Flowers- salt/snow removal estimate
 1. We are on Doug's schedule for snow removal- every 3in. (\$375 per)
 2. He will determine salt if necessary (\$405 per)
 3. Budget \$5000 per year?
 - ii. Brandon to call AES to determine street lights- cost, account set up etc.
 - iii. Field maintenance at front of community- still pending
 - c. Brandon- Send to Melody once confirmed. Have budget/2023 plan in place before 2/6 annual meeting
 - d. Confirmed they're 169 total lots in community
 - e. 105 residents have paid 2022. Missing 65.
 - i. Brandon to gather missing dues and send notice. Robin to hand out.
2. **Form of communication going forward- rent manager portal**
 - a. phone # / email
 - b. Lynette to gather phone numbers/emails for all owners in community. Upload to contact list.
 - c. Goal is to transfer contact information to Rent Manager to communicate info to residence in community.
 - d. Completion Goal- pending
3. **Violations**
 - a. Robin- has sent list of violations to Brandon
 - i. Exterior violations- yard, porch, skirting, etc. will be pushed back until after spring cleaning (4/1)
 - b. Pet Warnings being issued-
 - i. 721 Dale (send to Heather- SOC Camden property)
 - ii. 708 Rose Blvd (Lynette to send warning)
 - c. Pet Registration- continue to gather and record
 - d. Fines: depends on type of violation.
 - i. Warning
 - ii. \$250 fine
 - iii. Fine Doubled- process lien on property
5. **Annual Board Meeting?**
 - a. 2/21 6:30pm
 - b. Brandon to send Robin meeting notice. Robin to hand out.
6. **Barn Area**
 - a. Pending action- SOC Camden Owns this area.

- b. Do we allow owners to party recreational vehicles there?
- c. Is there annual fee?
- d. Liability, cost, how many, etc.
- e. Do we need security? Fence?

7. **SOC Camden**

- a. Board decided that SOC Camden needs to provide 60 day plans to HOA for records.
- b. Work in progress, projects, etc.