

HOA Quail Creek
January 9, 2023

Agenda:

1. Budget, Financials, expenses, etc.
 - a. \$32,290.75 is current balance
 - b. \$5,225.13 is being reimbursed to SOC Camden, LLC for fronting dollar prior to account open. (Wire request was sent in to Somerville Bank)
 - c. Expenses: street lights, field maintenance, salt/snow removal
 - i. Vendors and estimates pending
 - d. Brandon- Send to Melody once confirmed. Have budget/2023 plan in place before 2/6 annual meeting
 - e. Lynette- confirm how many lots are in park to determine how many dues we should receive. Current contact list shows 167 owners....
 - f. 105 residents have paid 2022. Missing 65.
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- before 2/6 meeting
3. Violations
 - a. Fines, notices, etc.
 - b. Robin- please start noting violations to send to me
 - c. Discuss again potential fines
 - i. 1st- written notice- 30 days to fix
 - ii. 2nd- \$50 fine
 - iii. 3rd- \$250 fine
 - iv. 4th- Lein on property
4. Pet Registration-
 - a. 2 dogs we discussed at HOA meeting
 - i. Lynette to gather information so first violation notice can be sent out. Send to Brandon
 - b. Continue to gather and upload pet information on all residence
 - c. Completion Goal- before 2/6 meeting
5. 12/19 Agenda minutes
 - a. Lynette to build and send to Brandon
6. 1/9 Agenda Minutes
 - a. Lynette to build and send to Brandon
7. Attorney Notes
 - a. Brandon to work with Attorney to get 2004 Bylaws transferred and signed under new board of trustees.
8. Annual Board Meeting
 - a. 2/6 6:30pm
 - b. Brandon to send out meeting notice