

Agenda Minutes: 3/28/23

Present: Brandon May / Robin Arcuragi

Topics:

1. [www.hoaquailcreek.com](http://www.hoaquailcreek.com)
  - a. Website is up and running
  - b. Owners will be able to see all available records regarding the HOA. (notices, agendas, quarterly budget, Archives, announcements, etc.)
2. Incorporation of Additional Property (Michelle Lund 2022 document)
  - a. We have not been able to locate any agenda minutes on how this document was approved by the previous board members. Based on legal guidance and our discussion as a board, we approve the document and will move forward with the recordings.
3. File new Amendment based on letter posted on owner's home.
  - a. We have been working on a new amendment as a board over the last couple of weeks. We believe these new changes will be a positive effect to the community.
  - b. Notice: May 16<sup>th</sup> Meeting to vote on Amendment- Brandon to draft and send out.
  - c. Based on our discussion and review of budget, we feel that raising the dues to \$250 is fair.
4. Rent Manager Portal (communications)
  - a. As of now, we have all current contacts on file loaded into rent manager.
    - i. Name-Address-balance
  - b. We still need to confirm phone #'s and emails with owners so we can communicate via text/email going forward.
  - c. Project completion date- 5/16
5. Confirmed Expenses
  - a. Snow/Salt- \$405 Salt + \$375 Plow (projecting 5 times annually)
  - b. Lights-
    - i. SOC Camden LLC has been paying these bills dating back to 8/18
    - ii. Brandon- updated profile for bills to be paid by HOA in HES
    - iii. HOA Check for \$1331.97 to SOC Camden (August-March reimbursement)
    - iv. Still waiting on Miami Lighting Profile to be created
  - c. Field Maintenance-
    - i. Service includes field at entrance- cut to the street, edge, weed eat, blow
    - ii. Months- April-October 31<sup>st</sup>
    - iii. 3 Bids:
      1. Doug Flowers- \$170 per cut / \$150 per month in weed eating
        - a. We have decided to go with Doug to keep expenses together
      2. Scott at SUU- \$375 per cut
      3. Honest Cuts- \$300 per cut

