

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR FEBRUARY 26, 2026
Held via Zoom at 7:00 PM

CALL TO ORDER

The meeting was called to order by Laura Evans at 7:02 PM.

BOARD MEMBERS PRESENT

Laura Evans
Rose Gillespie
Ashley McCurry

Management – Jody Lee
ARHA Representative – Martin Lucero

BOARD MEMBERS ABSENT

Dominique Mack

POLICE/LIAISON REPORT

- Sergeant Matthew O'Malley provided the crime statistics from November – February. Most of the crime occurred in the shopping center. Sergeant O'Malley reminded residents to lock their car doors and not to keep any valuable items in the car. Compared to last year, most crime trends are down.
- He is working with the noise inspector to improve adherence to the noise ordinances for delivery times.

OPEN FORUM

No homeowners had comments in the Open Forum

COMMITTEES/REPORTS

ARHA:

Martin Lucero provided the update. Two properties with structural issues (one with roof damage from the snow and one with gutter issues) have been addressed. Work was completed on the first and work is underway on the second.

COVENANTS:

Laura Evans and Ashley McCurry provided the update. The Committee provided updated design standards to the Board for informal review before finalizing. There will be no inspections this year, but they reminded residents to keep up regular maintenance. They also reminded the owners to be mindful about trash because of an uptick of litter in the fall and winter. More information will be forthcoming about numbering owners' trashcans.

ARCHITECTURE:

Rose Gillespie provided the update. Several applications were already received in 2026 and there was quick turnaround to residents.

LANDSCAPING AND GROUNDS:

Caroline Morris provided the update. The big landscaping package approved in the fall for spring plantings. The committee is working on developing ideas for plantings in areas out of reach of a public water source. The approved plantings will be reviewed with the landscaping company again ahead of planting.

PARKING:

Laura Evans provided the update on behalf of Dominique Mack. Last year saw an increase in compliance with parking rules, but more recently violations are trending up again. Enforcement has been difficult. The Parking Committee will discuss how best to handle enforcement moving forward.

SNOW:

Laura Evans provided the update on behalf of Dominique Mack. Owners were reminded that this was our first year working with Blue Sky as our snow vendor. There were a few issues with the pre-treatment ahead of the large snow in January, but Dominique kept up consistent communications with them that week following the storm and they were responsive in coming back quickly to address concerns.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting on January 22, 2026.

Rose motioned to approve the minutes; Ashley seconded. The Board Members present unanimously approved the minutes (3-0-0).

FINANCIAL MANAGEMENT

- Rose Gillespie shared the January 2026 financials and January Treasurer's reports.
- The repair work on the community center started and the invoices started arriving in December and January. Preliminary work was started and paid for in January.
- Snow costs were at about half of the budget for the year.
- One CD will mature in March and will be reinvested.

CONTRACT SERVICES/PROPOSAL

There were no new proposals to discuss.

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

- On February 18, 2026, the Board Members approved Four Twelve Roofing to complete exterior masonry work and chimney cap replacement for the Club House for \$11,715.
- On February 18, 2026, the Board Members approved District Builds to complete interior framing chimney work in the attic and on two floors of the Club House for \$40,324.

Ashley motioned to ratify the email votes; Rose seconded. The Board Members present unanimously voted to ratify the email votes (3-0-0).

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

TMP Report

- From February 1, 2026 – February 21, 2026, two (2) residents contributed for a total payout of \$650. The balance in the account is \$1,675.

EXECUTIVE SESSION

PRIVILEGED: Rose moved to convene in Executive Session to consider personnel matters, consult with legal counsel, discuss and consider contracts, pending or probable litigation, and matters involving violations of the rules and regulations; Ashley seconded. The Board entered Executive Session at 7:35 PM.

Rose moved to move out of Executive Session; Ashley seconded. The Board reconvened into General Session at 8:27 PM.

RECONVENE INTO GENERAL SESSION

Rose moved to adjourn; Ashley seconded. The Board members unanimously voted to adjourn at 8:28 PM.

NEXT MEETING: The next meeting is scheduled for March 26, 2026, at 7:00 PM via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary