

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR MARCH 27, 2025
Via Zoom at 7:00 PM

CALL TO ORDER/New Director Positions

Held over Zoom, the meeting was called to order by Dominique Mack at 7:01 PM.

BOARD MEMBERS PRESENT

Dominique Mack

Laura Evans

Rose Gillespie

Ashley McCurry

Lester Simpson (Joined at 7:51 PM)

POLICE/LIASON REPORT

- Sergeant Matthew O'Malley shared the crime statistics for the area with the majority occurring in and around the shopping center. There was one incident in the community which was related to a domestic dispute.
- Sergeant O'Malley stated he will try to provide some general statistics about frequency of calls in the community.

OPEN FORUM

- Homeowner requested an update on visitor parking enforcement (see Committee updates).

COMMITTEES/REPORTS

ARHA: No update provided.

COVENANTS: Ashley McCurry and Laura Evans provided an update on Committee's work on the new standards/guidelines. The Committee met once in March and is actively working on the documents that will become the resolution. The Committee will be unable to finalize the standards prior to the start of the new inspection cycle, so the committee is recommending that the current inspections focus on structural violations.

In response to a homeowner question, the Community Manager reminded the owners that violations/citations must be corrected prior to listing a house for sale.

ARCHITECTURE: Rose Gillespie, the Committee's chair, stated that ARC has received no applications since the first of the year, though she is seeing some exterior changes. She reminded the community of the requirements to submit exterior changes to the ARC prior to start of work.

LANDSCAPING/GROUNDS: Caroline Morris provided the update. She is looking into alternative ground cover (rather than grass) for high-traffic areas. She requested volunteers to test these coverings on their properties to determine what grows best. An initial order for plants is in with the landscape company. The company will provide a quote for the damage caused by Verizon when laying cable. The Committee intends to take that to Verizon to seek reimbursement.

PARKING: Dominique Mack provided the update. The Committee plans to send a notice to the community reminding everyone of the parking policies. At that point, enforcement on the visitor parking (including ticketing and towing) will resume. That notice should go out in April.

SNOW: Dominique Mack provided the update. There was no snow fall since the last meeting. The Community Manager will investigate a new snow vendor in the fall.

APPROVAL OF MINUTES

The Board reviewed the minutes from the February 27, 2025, meeting.

***Rose motioned to approve the minutes as corrected (to correct two typos);
Laura seconded. The Board Members present unanimously approved with
amendment for those typos(4-0-0).***

FINANCIAL MANAGEMENT

Rose Gillespie stated management has been turning the water off once the irrigation is shut down. This is a significant savings to the community for those 4 months of about \$500 per year. She also stated that the snow removal was overbudget for the year, but the budget is still okay.

Two CDs matured in early March and another \$100,000 was reinvested. The Community is now earning approximately 4% with the Board-managed reserve fund, the SFMC reserve fund yields an interest rate of .22% and getting a much better return on these investments, with extra cash flow for projects that may "pop up." She stated that the CDs are structured, with one maturing approximately each quarter to provide consistent cash flow.

CONTRACT SERVICES/PROPOSALS

Annual Fire Sprinkler Inspections

- VSC submitted a proposal for the annual fire/sprinkler system for \$680, an increase of \$20 from 2024.

Laura motioned to approve the inspection; Rose seconded. The Board Members present unanimously approved (4-0-0).

Roof Leak at the Clubhouse

- Two proposals were submitted for water-testing the leak issue in the clubhouse meeting room.
 - Pioneer Roofing submitted a proposal for a water test for \$800.
 - NV Roofing submitted a proposal, also for \$800. They gave us an extensive report to determine where issues are.

Ashley motioned to approve the proposal from NV Roofing; Rose seconded. The Board Members present unanimously approved (4-0-0).

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

There were no email votes since the last meeting.

UNFINISHED BUSINESS

- Erosion Project
 - The Project Manager (PM) report says the work is 95% completed. The structure of the inlet and stone needs to be leveled.
 - The Landscaping Committee hopes to address planting in that area in the fall.
 - The Community Members requested a stable walking area to be considered.

NEW BUSINESS

- Community Spring Clean Up Day
 - Landscaping and Covenants are working together to plan a trash pickup around the neighborhood.
 - Tentative date is April 27, 2025.
- Max Capacity at the Clubhouse
 - The Community Manager reminded the owners that max capacity at the Clubhouse is 25 people. Rose will look to order ten more chairs for use at the April meeting.
- Board Legal Training
 - The Board is still actively looking for a date for the training.

- TMP Report
 - In March 2025, one resident contributed, with a total benefit paid out of \$250. The balance in the TMP account as of 3/21/25 is \$2,050.

EXECUTIVE SESSION

PRIVILEGED: Lester moved to convene in Executive Session to consider personnel matters, consult with legal counsel, discuss and consider contracts, pending or probably litigation, and matters involving violations of the rules and regulations; Rose seconded. The Board entered Executive Session at 8:02 PM

Rose moved to move out of Executive Session; Dominique seconded. The Board reconvened into General Session at 8:55 PM.

RECONVENE INTO GENERAL SESSION

Adjournment: Rose moved to adjourn; Laura seconded. The Board members present unanimously voted to adjourn at 8:55 PM.

NEXT MEETING: Board Meeting scheduled for April 24, 2025, at 7:00 PM in the Quaker Hill Club House (1175 Quaker Hill Drive).

Respectfully submitted,
Ashley McCurry, Secretary