

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR APRIL 24, 2025
LIVE at The Community Club House/1175 Quaker Hill Dr. at 7:00 PM

CALL TO ORDER

The meeting, held in person, was called to order by Dominique Mack at 7:00 PM.

BOARD MEMBERS PRESENT

Dominique Mack

Laura Evans

Rose Gillespie

Lester Simpson

Management- Jody Lee

BOARD MEMBER ABSENT

Ashley McCurry

POLICE/LIAISON REPORT

Sergeant Matthew O'Malley was unavailable for this meeting.

POOL COMPANY-High Sierra opening season update

- The pool inspected by the Health Department will be in early May.
- The pool is losing water, which will be evaluated. Previously, regrouting the skimmers stopped this issue.
- There will be four Lifeguards working with the pool this year. During school hours, there will be one on duty, and two on duty during peak times.
- The sign-in procedure will be the same as last year: residents will check in through the app in front of the Lifeguard.

OPEN FORUM

- Resident relayed concerns about foundations of some of the townhomes
- Resident shared that a pile of bulk trash is currently sitting on the property

COMMITTEES/REPORTS

LANDSCAPING AND GROUNDS: Caroline Morris reminded homeowners that April 27, 2025, is Quaker Hill Earth Day. The community will be planting local plants in the planters at the pool and cleaning up the common areas.

ARHA: Lester Simpson thanked the neighbors for their emails and stated that ARHA is working to address community issues as they are able. The Board requested updates on units with turnover.

COVENANTS: Laura Evans stated that the Committee continues to make progress but that before any document is distributed, it must be finalized by the Committee and approved by the Board.

ARCHITECTURE: Rose Gillespie stated that only one request has been received so far in 2025. She reminded the Community that requests should be submitted to the ARC for review.

SNOW: Nothing at this time.

PARKING: Dominique Mack stated that the Parking Committee drafted a letter for all residents reminding them of the Parking rules. That letter will go out by hard copy mailing and by email blast to the owners.

APPROVAL OF MINUTES

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

The Board Members present approved the minutes (4-0-0).

FINANCIAL MANAGEMENT

Rose Gillespie shared a good return on the CDs (between 3% and 5%). There will be some upcoming payments on contracts for the sprinkler system/irrigation, and tree pruning. There were some insurance payments.

CONTRACT SERVICES/PROPOSAL

Annual Fire Hydrant Maintenance Inspection

- One proposal from E&G Services LLC was submitted to service the eight (8) private hydrants for \$360 each (a total of \$2,880).

Laura motioned to approve; Dominique seconded. The Board Members present approved the motion (4-0-0).

Pool Entry/Pass System

- One proposal from Pool Entry was submitted for the 2025 pool entry system for \$487.60, the same price as last year.

Laura motioned to approve; Lester seconded. The Board Members present approved the motion (4-0-0).

Electrical Inspection for the Pool

- Two proposals were submitted for needed electrical repairs to the pool in order to pass inspection and open this season. The first, from High Sierra Pools, was for \$950. The second, from Power Systems Electric, was for \$1,601.50.

Laura motioned to approve the proposal from High Sierra; Lester seconded. The Board Members present approved the motion (4-0-0).

Pool Electrical Panel

- One proposal to identify electrical circuits and label the pool electrical panel was submitted by Power Systems Electric for \$681.

Laura motioned to approve; Lester seconded. The Board Members present approved the motion (4-0-0).

Pool Opening Items

- One proposal from High Sierra Pools was submitted to address the “punch list” for required pool repairs for 2025 for \$2,762.09.

Laura motioned to approve; Lester seconded. The Board Members present approved the motion (4-0-0).

Pool Lifeguard Chairs and Umbrellas:

- There was one proposal for an upgraded chair and umbrella for \$1,543. The Board discussed the upgraded chair with the current umbrella, but did not move forward with a vote.

Club house Roof Leak

- A proposal from NV Roofing to repair the source of the clubhouse roof leak following the water testing for \$1,228 was submitted.

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

Pool cleaning

- The Board discussed spending \$475 to clean the pool and bathrooms with the same company used the past two years.

Laura motioned to approve; Lester seconded. The Board Members present approved the motion (4-0-0).

Landscaping

- Marquez Landscaping submitted a proposal to provide services aimed at alternate ground cover, attending to perennials that have died, and covering bare areas.
 - Periwinkle installation
Laura motioned to approve; Lester seconded. The Board Members present approved the motion (4-0-0).
 - Spring Planting around common areas at a cost of \$3,225.88
Laura motioned to approve; Rose seconded. The Board Members present approved the motion (4-0-0).
 - Fix bare areas around pond pipes near trickle pond at a cost of \$798.33
Laura motioned to approve; Rose seconded. The Board Members present approved the motion (4-0-0).
 - Seeding services for bare areas at a cost of \$3,525.39
Laura motioned to approve; Dominique seconded. The Board Members present approved the motion (4-0-0).
- Pool Plants
 - To reimburse Caroline Morris for the plants for the Spring Clean Up Day.
Laura motioned to approve; Rose seconded. The Board Members present approved the motion (4-0-0).

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

On 3/27/25 the Board approved the purchase of eight additional chairs for the Club House at a cost of \$190.70.

Laura motioned to approve and ratify the above vote. The Board Members present approved the motion (4-0-0).

UNFINISHED BUSINESS

Erosion Project

- The board updated the residents on the project as it is not completed. There was a delay receiving the drain cover.

Spring Cleanup/ Earth Day

- This community event will take place Sunday, April 27, 2025, starting at 1:00 PM.

NEW BUSINESS

Pool Rules and Entry Letter

- Pool entry letter to go out to residents was discussed. Rose Gillespie will update the letter and send back to Management.

TMP Report

- In April 2025, three residents contributed for a total benefit payout of \$850. The account balance is now \$1,200.

EXECUTIVE SESSION

PRIVILEGED: Dominique 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 8:33 PM.

Dominique moved to move out of Executive Session; Laura seconded. The Board reconvened into General Session at 8:57 PM.

RECONVENE INTO GENERAL SESSION

Dominique moved to adjourn; Laura seconded. The Board members present unanimously voted to adjourn at 9:02 PM.

NEXT MEETING: Board Meeting scheduled for May 24, 2025, at 7:00 PM over Zoom.

Respectfully submitted,
Laura Evans, Secretary *pro tempore*