

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR APRIL 23, 2026
QUAKER HILL COMMUNITY CENTER 7:00 PM

CALL TO ORDER

The meeting was called to order by Dominique Mack at 7:00 PM.

BOARD MEMBERS PRESENT

Dominique Mack
Laura Evans
Ashley McCurry

Management – Jody Lee
ARHA Representative – Martin Lucero

BOARD MEMBERS ABSENT

Rose Gillespie

POLICE/LIAISON REPORT

- Sergeant Matthew O'Malley provided an email update. There were no changes in crime trends and no further update is available regarding the March 12th search warrant executed in the community.

-

OPEN FORUM

- One homeowner requested the invasive plants be treated more frequently. She also requested that we assess the trees in the common areas to determine if they need pruning.

COMMITTEES/REPORTS

ARHA:

There was no update, but Martin Lucero is available to answer any questions. He stated that if there is any dumping after move-outs, any resident can call 311 to request for it to be picked up. ARHA has also been reaching out to update parking codes when there are new residents in the community.

COVENANTS:

Laura Evans and Ashley McCurry provided the update. The Committee is hoping to meet in May to discuss the Red Line of the updated design standards.

ARCHITECTURE:

There was no update.

LANDSCAPING AND GROUNDS:

Caroline Morris provided the update. There is a clean-up day scheduled for Sunday, April 26th. The spring planting should occur soon.

PARKING:

Dominique Mack provided the update. She reiterated that the Parking Resolution is available in the Parking Boss system. ARHA confirmed that their residents are upheld to the standards for the parking resolutions. Martin Lucero confirmed that residents are made aware of the community rules and regulations and that action, including eviction, can be taken if they are in breach of those rules.

SNOW:

Dominique Mack provided the update. There are no new developments since the last meeting.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting on March 26, 2026.

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

FINANCIAL MANAGEMENT

- Rose Gillespie shared the March 2026 financials and March Treasurer's report via email.
- There was a tree pruning and some general maintenance items were paid.
- One CD matured on March 27th and was reinvested.

CONTRACT SERVICES/PROPOSAL

Expiring Pool Drain Cover Replacement

- One proposal was received from High Sierra Pools for \$370 to replace the expiring pool drain covers.

Laura motioned to approve; Ashley seconded. The Board Members unanimously voted to approve (3-0-0).

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

There were no email votes since the last meeting.

UNFINISHED BUSINESS

Quaker Hill Drive Sidewalk

- The sidewalk installation on Quaker Hill Drive will occur the week of April 27th. This will affect three (3) visitor spaces and two (2) residential spaces. The two affected residents will be allowed to park in visitor spaces (without it counting against their rolling time) while the sidewalk is under construction.

Club House Repairs

- Repairs should be completed the week of April 27th. The contractor will provide a cleaning service to clean after repairs are complete.

NEW BUSINESS

Pool Documents

- Pool letters for the 2026 season will be e-mailed and posted to the website soon. They will also be posted outside the Club House.

TMP Report

- From April 1, 2026 – April 20, 2026, two (2) residents contributed for a total benefit payout of \$650. The balance in the account is \$975.

Dominique motioned to add \$4,000 to the TMP Funds; Laura seconded. The Board Members unanimously voted to approve (3-0-0).

EXECUTIVE SESSION

PRIVILEGED: Laura 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 7:56 PM.

Laura moved to move out of Executive Session; Ashley seconded. The Board reconvened into General Session at 8:50 PM.

RECONVENE INTO GENERAL SESSION

Laura moved to adjourn; Ashley seconded. The Board members unanimously voted to adjourn at 8:50 PM.

NEXT MEETING: The next meeting is scheduled for May 28, 2026, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary