

Qualchan Hills Homeowners Association

Board Meeting

Yoke's Conference Room

June 12, 2019 at 6:30pm

1. Meeting called to order at 6:30.
2. Attendance
 - a. Qualchan Hills Board Members: Heather Kohler, President; Carla Michaelson, Vice President; Troy Scott, Treasurer; Venus Morris, Secretary; Bob Davis, Board Member.
 - b. Qualchan Hills ARC: Dan Skindzier.
 - c. No homeowners present.
3. Persimmon Woods
 - a. The Board received a response via e-mail from Jim Brown, President with PWHOA. Discussions are ongoing between the two HOAs to reach a resolution.
 - b. The Board discussed voting rights for PW and how to best proceed so PW feels their rights are upheld. The Board discussed that PW members should only be allowed to vote on items that QH members are allowed to vote on, and that the 1994 Amendment does not grant PW members special voting rights above what QH homeowners hold. The Board agreed to ask PW for clarification regarding their voting expectations and to continue this discussion once input had been received from their Board.
 - c. PW has expressed that they will not pay beyond the \$75/month of the 2005 Agreement for the 2019 year. The Board agreed that WEB will be instructed to bill PW at the calculations sent to them in 05/2019 as the 2005 Agreement was terminated by QH as of 2/2018, and these are expenses QH feels PW should be accountable for.
 - d. PW has requested supporting documents for charges in 2019. The Board will prepare the send these documents via e-mail. PW has also requested all financial records from QH for the past three years. The Board would like clarification to the necessity of these documents as QH is not asking PW for compensation during that time period.
 - e. PW has requested copies of QH meeting minutes moving forward. The Board agrees to share information with PW as to how published minutes can be accessed.
 - f. PW has also requested to have their attorney be in contact with the attorney representing QH. The Board agreed to this request, under the condition that the Board meet with their legal representation before consenting to this contact.
 - g. Heather will contact Jim Brown via e-mail to share the Board's response.
4. HOA Savings Account Status
 - a. Heather discussed concerns regarding the low balance in the savings account. Based on monthly letters provided by WEB, the savings account decreased from \$1004.04 to \$85.35 in 03/2019. That same month, the park account increased from \$76.35 to \$1004.10. The Board discussed the possibility of an accounting error to explain the discrepancy. The Board discussed concerns that WEB does not provide full monthly ledgers for financial activity beyond the operating account, so it is difficult to keep track of activity in the savings, reserve and park accounts. Bob and Troy also voiced concerns that monthly

reports from WEB only show expenditures and do not account for income. Heather agreed to address these concerns with Bill Butler at WEB and to request more comprehensive monthly reports moving forward.

- b. Heather suggested the possibility of having homeowners vote on a savings assessment with their monthly dues to help increase our savings balance. The Board discussed that this money would be strictly for unexpected expenses and would not subsidize the operating account. Bob suggested an evaluation of our current financial status before the Board determines the necessity to request this assessment from homeowners.
- c. Bob also discussed the \$7,000 that was budgeted for 2019 for the annual audit. The HOA voted to waive the audit, so this money is not being used for that purpose. The Board discussed transferring those funds to the savings account; however, Troy pointed out that the money may be covering current delinquent accounts within the HOA. Heather agreed to ask Bill about this.

5. Future Management Options

- a. The Board agreed that they would like to explore additional management companies to compare services and rates. This was started at the end of 2018, but was not completed in full. The Board agreed it would be best to revisit this to get complete information. The Board acknowledged that there are many factors to consider and that starting this project earlier in the year would allow more time for a decision to be made. Heather agreed to contact the management companies that had been favorable in 2018 to make arrangements for the Board to meet with their representatives.
- b. Board discussed that changes to management could likely lead to increased dues for homeowners. Heather discussed sending homeowners surveys once comparison was complete to see if homeowners would be in favor of a change, knowing it would result in a dues increase.

6. Updates on Old Business

- a. Park Account - Bill has confirmed to Heather that the HOA has not received the annual donation for the park account. WEB will reach out to the family to see if the funds can be paid to the HOA. Carla has met with the homeowner who donates the money and the homeowner has confirmed that they are still in the process of turning over the full trust to be managed by the HOA. Carla has agreed to be in contact with the homeowner's son regarding this process. Heather will ask WEB for contact information to help facilitate that interaction.
- b. Damage to Kip Lane Common Area - The homeowner has refused to sign the letter as previously agreed upon. Prior to leaving WEB, Bridgett told Heather that the homeowner had not been responding to communication since 04/2019. Heather made two e-mail attempts before reaching the homeowner on the phone. The homeowner stated on the phone that she would not sign the letter because she did not want to guarantee the life of the landscaping once replaced. The homeowner expressed that she would be speaking with her attorney. Heather has requested WEB step in to handle the situation moving forward.

7. Items Saved for Next Meeting

- a. Private Street Utilities
- b. Late Fee Policy

8. Meeting adjourned at 8:20. Next meeting scheduled for Wednesday, August 14th at 6:30.