

Quail Ridge POA Annual Meeting Minutes
January 17, 2017

Board in attendance: Ann Blakely, Martin Bryant, Christine Hilliard, Leo Morin, Steve Palangi, Lib Kelly Smith, Jeff Stallings

The meeting was opened by Christine at 7:00PM by having board members introduce themselves to those in attendance, who totaled 64, not counting the board members.

In accordance with the Bylaws there are 5 main points to an Annual Meeting, Christine started with:

Review Major Events of the past year

1. One social activity 'The National Night Out' that happened in August had a bigger turnout than in the past. No other social events occurred. Christine offered to continue to work on Hospitality with the incoming board.
2. Review of Lark Lane expenditures and discussion regarding our responsibility to maintain roadway for the 5 homes on it. At the present time, First Comfort is getting ready to move into their new building on Lark Lane, facing Route 1.

Financial summary of the past year

1. Lib reviewed our spending for 2016 which saw us spend less than in previous years based on very little money being spent on Lark Lane and the supplies used at National Night Out being donated by a generous property owner. Income from dues collection totaled \$16,845.17.
2. When the dues letter is sent out the last week in January we will include a page with a column showing 2016 spending.

Statement of the current financial position

1. Lib explained we have \$42,264.71 in our checking account and \$12,782.20 in our saving account giving us a total cash on hand of \$55,046.91.
2. Lib noted that we are obligated to keep 3 years operating budget on hand by law.
3. When the dues letter is sent out the last week in January we will include a page with a column showing 2017 budget.

Proposed financial budget for the next year

1. Lib briefly reviewed the Proposed Budget for 2017 explaining that the expenditure for Lark Lane is currently a big question mark. If we are able to move forward to upgrade the road, expenses will be considerably higher than if we simply continue with minimal maintenance
2. The financial page to be sent with the 2017 Dues Letter will have multiple columns showing previous years actual expenses and the proposed spending for 2017. The new Board will discuss and vote on the proposed budget

Slate of candidates for election as directors

1. The QR POA by-laws allows for 7 to 11 members. With only 6 meetings a year and such a small board, attendance is critical.
2. Candidates running were Diane Dowd, Lib Kelly Smith, John T. Kelly, Leo Morin, and write ins: Melissa Stouffer, Ann Blakely, Kevin Flannery and Mike Sublett. Due to the large turnout of POA members, a motion was made, seconded and approved to do a hand vote for members running. All candidates were unanimously elected.

At this time, the new owners of the golf course which is now known as the “Golf Club at Quail Ridge” were introduced as Lib Kelly Smith, Mike Henley, Jack Maxwell with a fourth silent partner. Mike Henley gave an overview of planned renovations to the course starting with the clubhouse. There will be a planned shutdown from early July to Labor Day in order to put in new greens. The information was well received by the POA members as it is imperative on our property values that the new owners be successful.

It is important that every property owner fully understands that the new owners **must** make a profit in a short number of years or we will again be faced with the closing of the golf course.

The next Annual Meeting will be held, Tuesday, January 16, 2018. As there was no further business, a motion was made to close the meeting, seconded and approved.

Remaining Meetings for 2017:	March 20
	May 15
	July 17
	September 18
	November 20

Leo Morin, secretary.