

Quail Ridge POA Annual Meeting Minutes January 16, 2018

Board in attendance: Martin Bryant, Diane Dowd, Kevin Flannery, John Kelly, Leo Morin, Steve Palangi, Lib Kelly Smith, Melissa Stouffer

The meeting was opened by Kevin at 7:00PM by having board members and POA members introduce themselves and state street address. A total of 18 POA members were in attendance including board members.

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

Review Major Events of the past year

1. One social activity 'The National Night Out' that happened in August had a great turnout. No other social events occurred.
2. Review of Lark Lane paving and resultant expenditures and discussion regarding NC DOT takeover of Lark Lane which the board hopes to accomplish in 2018. Martin, from the Roads Committee, went over the process. He is now in the process of getting signatures from Lark Lane property owners. All questions from POA members were answered.
3. Architectural: the only request had been from the Tates for a storage shed which was approved by the Board in November.
4. Social: Diane said 6 Welcome Baskets have been delivered with 4 more in the process to be delivered.
5. Wanda made mention of starting a Facebook group, Quail Ridge POA, to help keep members informed about meetings, etc. Jonathan will add a picture to better identify our group as there is another Quail Ridge POA on Facebook.

Financial summary of the past year

1. Lib reviewed our spending for 2017, with a total of \$59,283.34 in checks being written with the largest portion going to Mitchell Paving for \$49,500.00 for paving Lark Lane. A total of \$70.07 was spent on National Night Out with the Sheriff's Department covering hotdogs, etc. Property owners also contribute covered dishes to this popular event.
2. When the dues letter is sent out the last week in January we will include a page with a column showing 2017 spending for those homeowners who did not make the meeting.

Statement of the current financial position

1. Lib gave out expenditure copies showing we have \$13,151.05 in total cash on hand at this time.
2. Lib noted that as we are obligated to keep 3 years operating budget on hand by law, there must be a continuation of dues.

3. When the dues letter is sent out the last week in January we will include a page showing 'actual' spending for years 2015, 2016 as-well-as a 'budget' column for 2017 and 2018.

Proposed financial budget for the next year

1. Lib briefly reviewed the Proposed Budget for 2018 explaining that until DOT take over Lark Lane, we have some ongoing expenses. We are hopeful that meeting NC state standards with an expenditure of no more than \$5,000.00.
2. The financial page to be sent with the 2018 Dues Letter will have multiple columns showing previous years actual expenses and the proposed spending for 2018. The new Board will discuss and vote on the proposed 2018 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. At the present time, Mike Sublett has missed more meetings than he has attended. Discussion was made of the need for additional members as we are at 8, making it a problem if attendance is poor and we have no quorum for voting.
2. The only candidate running was Martin Bryant for a second term. Jonathan Hilliard volunteered to run. Both candidates were unanimously elected.

At this time, Lib Kelly Smith, a golf course property owner, gave an overview of the improvements made to the course, including new fairways, new greens, improvements to the clubhouse and opening of the Grill Room with dinners to be available soon! The information was well received by the POA members as it is imperative on our property values that the new owners be successful. A new membership drive is currently underway.

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

The next Annual Meeting will be held, Tuesday, January 22, 2019. As there was no further business, Martin made a motion was made to close the meeting, second by Leo and unanimous at 7:46PM.

Remaining Meetings for 2018:	March 19
	May 21
	July 16
	September 17
	November 19

Leo Morin, secretary.