

POA July 17, 2017 Minutes

Board in attendance: Ann Blakely, Diane Dowd, John T. Kelly, Leo Morin, Steve Palangi, Lib Kelly Smith, Melissa Stouffer, Mike Sublett

Board missing: Martin Bryant, Kevin Flannery,

Public in attendance: Minnie Dougherty, Wanda Morin, Herb & Debbie Seal.

Due to Kevin being out of town, Lib opened the meeting at 7:00PM.

Leo read the May Meeting Minutes, Steve made a motion to accept, Ann second, vote unanimous.

Herb Seal presented the Board with a survey map of lot #54 – a lot between the Seal property and the Aussem property. The request to the Board is that after lot #54 is purchased from its current owner it will be divided between Seal and Aussem. After board discussion, Lib made a motion that the POA has no objection to buying the lot and splitting it in half. Steve second. Unanimous vote.

Hospitality: Note was made of the passing of Carolyn Moore, a long-time Quail Ridge resident. Ann has confirmation for NNO on Tuesday, August 1. The Pavilion has been reserved. The Sheriff's department will provide hot dogs, buns and chips, as usual. Lib made a motion for POA to provide plates, napkins, drinks with a total cost not to exceed \$200. Mike second. Unanimous.

New Business: At the present time, we have only one quote on paving Lark Lane for \$48,500. Unknown at this time is how much we may receive from Comfort First and the Doby residence both properties fronting 1/4 of Lark Lane. Melissa will reach out to Martin regarding further quotes. The issue of core sampling was brought up and discussed with the entire board not comfortable waiting until the road has been paved to do sampling as there is a large question of where that would leave us if there is an issue. Minnie stated she wished for more communication from Martin regarding Lark Lane issues.

Lib stated people need to keep off the golf course as renovations are ongoing and the new grass is being killed by golf carts presumably on the way to the swimming pool. The issues seems worse on the back nine.

Architecture: No new business

Leo: The Heimbecker dam has had another attempt at repair with poor results. The area looks downright nasty at this time. The Golf Course is also not happy with this mess.

Financial: Lib presented a copy of financial information.

Balance on hand:	\$42,264.71
Total deposits:	\$17,206.72
Total checks written:	\$8,827.02
Checking balance:	\$50,644.41
Savings:	\$12,785.75
Total cash:	\$63,430.16

Items of mention – not brought up at the meeting:

Roads – at the May meeting the Board discussed a note received from a property owner regarding the condition of the portion of Mockingbird Lane that is gravel. After a brief discussion it was agreed to spend \$300 to have a load of gravel brought in and graded. Martin had the project completed within a very short time and although we did not hear back from the property owner, the road appears to be in good shape.

***As of 7/21 a 2nd quote for paving Lark Lane has been received - \$46,884.

Dues – 171 of 174 property owners paid their dues which along with some liens that were paid off gave us a total income from dues of \$17,297. Three property owners did not pay in 2017 – 1 has a house and the other 2 own vacant lots. Four liens from 2016 were paid off. One lien from 2013 was paid off. There are currently 6 liens outstanding – the 3 from this year and 1 lien each from 2013, 2014, 2014 for a property owner who owns 8 vacant lots at the end of Lark Lane. The current total of the liens on these lots is now over \$2000. The Board has repeatedly tried to get the Heirs of the original property owner to clear the liens, but at this point we have been unsuccessful.

As there was no further business, Ann made a motion to close the meeting at 8:00PM, seconded by Leo, unanimous.

The next meeting will be on September 18th at 7:00PM.

Leo Morin, secretary.