

POA May 16, 2016 Minutes

Board in attendance: Ann Blakely, Martin Bryant, Christine Hilliard, Leo Morin

Board not in attendance: Jonathan Bolding, Lib Kelly, Steve Palangi, Jeff Stallings

Public in attendance: Minnie Doherty, Guy Doss, Eugene Doss, Ken Harrison, Wanda Morin,

Christine opened the meeting at 7:06PM. Summary information regarding Comfort First has been added to the opening page of the POA web site. If you want more information, call Comfort First or go to their office on Tramway just past Jim's restaurant heading into town. Be sure to mention that you live in Quail Ridge.

Leo read the March 2016 Meeting minutes. Ann made a motion to accept the minutes with Christine seconding. Unanimous vote.

Financial: As Lib is not in attendance and no financial information is available, no report.

Roads: Christine got a quote from Sandhill Contractors of \$350,000. She will forward the information to the board to be put in our permanent records. The Doss' s report Pheasant Circle is cracking. There is also an issue on Mourning Dove. Martin will contact DOT.

Architecture: Steve is out of town due to a personal issue. He forwarded information to Leo regarding a potential application for a pool at 5827 Blue Jay. At the present time, no application has been received. Eugene Doss inquired about potential fence for property on Pheasant Circle which he plans to purchase. The board informed him as to acceptable fencing. The application also makes clear what is acceptable.

The house at 7621 Partridge Circle has been sold and new owners will be moving is shortly. The house at 6012 Thrush Circle has been purchased by L. Brown Property LLC with extensive upgrades to the interior and exterior – and from the outside it looks good. Any and all improvements to property increases the value of our neighborhoods.

A letter was delivered to Simpson & Simpson regarding their 2 properties on Thrush Circle which both need extensive mowing, raking and trimming. This letter to Simpson & Simpson is the 2nd one in less than 2 years. When the last one was delivered, Simpson & Simpson did respond and for the better part of a year both properties were presentable.

Prior to the meeting Leo met with a property owner regarding a couple of properties on Kingfisher/Pheasant Circle whose yards should be cleaned up. There was also

discussion regarding tree branches that over hang the road. DOT has been contacted in the past and they do not trim branches, but will clean them up if they fall and block the road. It is the responsibility of the property owner to trim branches that could pose a threat to other property owners.

Recently numerous property owners let the Board know a property owner on Pheasant Circle had a rooster and some chickens. That property owner was sent a letter to remove the rooster and chickens immediately and that failure to do so would generate a \$50 per month fine. We thank the property owners who let us know and ask everyone to help the Board by letting us know of covenant violations.

The church sign on Mockingbird has been removed after the penalty letter was sent. The vote for the penalty to comply with covenants was 6 for, none against, 1 abstain. John Bolding is not counted as he has not attended a meeting in over a year and is essentially a non member at this point. The decision by board to impose a \$50 monthly penalty if a property owner does not comply with covenants was again discussed. It would of course be nice if everyone complied as a gesture of good will to their neighbors but this seems not to be happening.

Social: NNO date information has not come out yet. As we spend minimal funds and the response by community is good; a motion was made to participate again. Ann made a motion to accept, Martin second with vote unanimous. Martin will coordinate with pool for date as was done last year.

Dues: Leo reported 9 people still have not paid. 164 out of 174 have paid which is a 94.8% response. Christine and Martin will get back to Leo regarding 2 of the unpaid dues properties. Liens will be placed on the remaining unpaid properties.

Entry sign: Christine made a motion for new flowers to be planted for summer. Ann seconded, vote unanimous. Minnie will assist Wanda.

Christine brought up issues with vandalism, mailbox interference, strangers on the golf course (not golfers!). Homeowners should be aware. If you see something, call the sheriff.

The next meeting will be on Monday, July 18th at 7:00PM.

As there was no further business, Ann made a motion to close the meeting, seconded by Christine.

Leo Morin, secretary.