

Quail Ridge POA Meeting Minutes

November 14, 2023

Board Members in attendance: Jim Knowles, Ralph Johnston, Cathy James, Jordan Allred, Minnie Dougherty, Mike Guajardo, Martin Bryant and Dan Dellinger

The meeting was opened by Jim Knowles at 7:00 pm. Jim discussed the year in a recap. Jim addressed the rumor about the dues going up to \$500. He stated that there has been no discussion of the dues.

Cathy James read the minutes from September 12. Jim made a motion to accept, and Ralph seconded. Cathy discussed a recruitment letter that will go out this month followed by a notice of the annual meeting and a ballot to vote for new board members which will be mailed the first week of January.

Jordan reported on the Treasurer's report – see attached report. Dan made a motion to accept the report and Minnie seconded. Jordan also reported that the CD is in a grace period and that First Citizens bank has an eight-month CD with a 5% rate. Cathy made a motion to add \$5000 to the current CD, make it \$20,000.00 and go with her recommendations. Motion was approved (Minnie).

Roads Committee report – Mike has contacted Hwy department about speed limit signs, and they are going to do speed study inside QR to determine recommendations for lowering the speed limit. Cathy recommended that speed bumps might be more effective, but the speed study must be done first. Lib Kelly asked if someone contact the HWY Department about putting lines back on roads. Dan reported that DOT is working to correct the issue with washed out areas on Divot. Guy Doss mentioned that Pheasant also has issues.

Architectural Committee – Dan reported on building construction on Lark Lane and an issue with a large builders sign on property. Cathy requested that any approvals be given to her so she could include them in her records.

Covenant Committee – Ralph and his committee are still working on covenants recommendations.

Old Business: none

New Business: Dan and Jim reported that they had a windshield inspection of QR. Violations were noticed. Jim went through a PowerPoint to discuss sections in covenants related to violations. Cathy made a motion to table the discussion on the violations because we are near the end of the year and let the next board deal with the violations to not have them thrown into something that they may not be aware of. Motion accepted by the board. Cathy made a motion to add Leo Morin to the board to replace Jonathon. Motion was accepted by the board.

Closing remarks and meeting adjournment were made by Jim. Jim made a motion to adjourn the meeting and seconded by Cathy.

Submitted by Cathy James

