

Quadna Mountain Townhouse Association

Board Meeting Minutes June 11, 2022

Hill City, MN

Members present: Joel Richards, Len McLaughlin, Dave Klennart, Neal Walker, Joanne Madsen(via Zoom call). Dave Stendal(Omega Management representative)

Absent: Blaine Smith

1. Meeting was called to order by Joel Ricards, acting chair. 10:05am.
2. Homeowner input

Mosquito spraying; Joel noted that pods had been placed in ponds and chemicals for spraying have been ordered and should be here soon.

314 Owner noted propane credit for \$1,000 payment Oct. 8 had not been credited to account but this has been corrected. Madsen will discuss propane billing in her report.

Omega noted problems with collections due to staff shortages and turnover.

402 has had ice dams and ceiling damage. Dave Stendal noted Association has \$10,000 liability deductible and each unit should have an HO6 insurance policy to cover. It is the homeowners responsibility to pay and repair damages, using owners insurance. Maintenance can work with owner on identifying insulation to meet fire code.

402 noted problems with lack of parking. Signs should be in place for users of pool not to park in lot on pool side. Each owner can have up to 3 vehicles parked on QMTA property but there is only one reserved parking spot in front of units. Some units have numbered electrical plus ins for reserved parking spot. Others have designated numbered spot. Later in meeting board recommended maintenance either paint a numbered parking spot or install posts with numbered parking spot.

329 noted area with standing water that needs fill. Richards to follow up with maintenance.

3. Agenda

Joanne Madsen requested additions to agenda including; 1) 2021 Audit and 2) dock status report. Motion to approve revised agenda by Madsen, Second by Richards, Motion passed.

4. Minutes of April 30, 2022 meeting, motion to approve Richards, second Walker. Motion passed. Executive session meeting minutes April 30, 2022 approved.

5. Treasurers Report – Joanne Madsen

Reported that the association account interest rate improved to 1.05%.

Miscellaneous billing for pools; smaller one paid and other billing is outstanding.

Propane account balance as of June 6 is \$900.00 Some home owners still owe propane balance. Joanne will send spreadsheet of propane accounts to Walker to review.

6. Maintenance Report - Joel Ricards

Parker is now full time and Norm 3 days a week. Recommended that job specifications or a task list be developed for Parker to follow.

Preventative mower maintenance to be done by Deere if maintenance can not do it.

Recommend to post part time position as Norm will be done this fall. Blaine to post position asap.

Materials for docks is here, with lumber delivery expected today. Joanne recommended contacting school shop teacher to see if any students could work part-time to help with dock assembly. Part time workers can be paid up to \$600 without being set up on payroll. We also may find a good student to help with maintenance if needed before a part time replacement for Norm is found.

7. Management Report – D. Stendal

Preway fireplaces discussed. They have 20-40 year lifespan and are nearly 50 years old.

Attorney reviewed inspection report and opinion was to adopt the regulation to prohibit use. Action will include, by Oct 1, 1) Inform owners not to use due to fire risk identified during inspection 2) cap chimney and install sign not to use in unit 3) stop supplying wood in winter. Motion by Walker Second by Klennart, motion passed. Also recommend giving owners some options on replacement gas fireplace and cost (Richards to follow up on this).

Stendal will draft a notification to home owners.

Quote received from Reserve Advisors for updated Reserve Plan of \$5,250. Recommend Stendal get another quote from Building Reserves.

Meters placed on homeowners account have been taken out of service. Meters were read but checks not issued to homeowners yet. Joel to send reading and check amount to Omega for payment.

8. Dock status: floats are here and wood to be delivered hopefully later today. Construction by Joel, Parker and other volunteers. Joanne suggested contacting shop class for students to help.

9. Audit

Cash on hand; little change in propane account, and increase from \$407,000 to \$499,000 in general account end of 2021. Net worth improved \$72,000.

Assessments – no change.

Expenses: Increased from \$203,000 to \$229,000. Primary increase was \$23,000 in reserve expenses. Operating expense only up \$3,000 (1.5%).

Payroll down \$3,000

Insurance increased \$4,000.

10. Parking

Need to apply all rules consistently among owners.

Bylaws note a maximum of 3 vehicles per unit. Per regulation 6.02 Electrical outlet is for exclusive use of owner. Recommend designated parking spot for each owner identified by sign or painted unit number on asphalt.(Joel to work with maintenance on options)

Parking lots not to be used for storage of vehicles(max 14 days parking).

May 1 to Oct 15 – one boat or trailer per lot, None parked during winter months. One snowmobile trailer per lot can be parked during winter months.

Next board meeting set for July 23, 10am in community building.

Minutes Submitted by Neal Walker