

Quadna Mountain Townhouse Association
Board of Directors Meeting Minutes
Saturday, June 24th, 2017

In attendance: President Blaine Smith, Vice President (VP) Larry Johnson, Treasure Joanne Madsen, Secretary Mark Antonich, Director Joel Richards, Bill Barnwell. and Bob Malz. Representing Omega Management – David Stendal.

1. Meeting Called to order by President Smith at 10:00am.
2. Homeowner input: Bob Madsen Unit 340 had issues with Direct TV and installation. After a lengthy debate a motion was made by Joanne Madsen to send out a survey to see how many people needed any help with the service. Motion made, with no second by any other director. Motion did not carry. While on the subject of DirecTV a motion was made by President Smith with a second by VP Johnson for Omega Management to send out a letter on how owners and renters can contact DirecTV concerning questions or service. Motion carried.
3. Approval of Agenda: Motion made by VP Johnson 2nd by Director Madsen. Motion Carried.
4. Approval of Minutes: Motion made by VP Johnson 2nd by Director Richards. Motion Carried.
5. Maintenance report: Director Richards stated that the dock is in. Pools are open and heating of the large pool is taking a bit longer to complete. Multi-use facility is now open in the recently converted second tennis court. Pictures will be taken and posted on the web site qmta.org along with an explanation of what is available for owners and renters. Temporary staffing addition of Norm Carlson was approved and motion made by Treasure Madsen to pay 50 cents less per hour then Gene was seconded by VP Johnson. Motion carried. Pool wood decks will be replaced and the third and final phase of blacktop work will be completed by early July.
6. Management Report: The association enjoyed a surplus of \$2,785 in May due to lower operating expenses. Foreclosure for 351 by the mortgage holder is set for July 13th after the association was the high bidder back in May. After November 25th the association can begin renting 351 unless there is a buyer from the mortgage holder. Unit 374 has a balance due. Motion made to send a collection letter by President Smith with a 2nd by Director Malz only after Director Malz personally calls the owner to establish what can be done to avoid starting collections. Motion carried. Motion made by President Smith with a 2nd by Treasure Madsen to approve the \$24,800 roofing cost on building 10. Motion carried after report by Omega verified a formula that was used provided a fair accounting of dues. Motion made by Treasure Madsen with 2nd by President Smith to not pay delinquent taxes for 2017 taxes of \$1,356 on unit 351. Motion carried.
7. Unfinished business: (A) Final phase three parking lot repairs will be completed in early July by the 15th at a cost of approximately \$39,190 (B) Workers comp audit was completed with President Smith contacting vendors and getting documentation. (C) Building 10 roofing will begin in September. (D) Satellite Dishes will be removed and maintenance will remind owners of the August 1st 2017. (E) Annual Meeting is still as originally scheduled with no lunch after. (F) Linen building rental was addressed and will not be done at this time due to no response by interested party.

8. New Business: (A) Accounts Receivable continues to decrease. (B) Unpaid rent on unit 309 was addressed. Omega will verify with the bank prior to submitting the check to verify that the money is in the account to avoid INF charges. (C) 351 property taxes are delinquent and will not be paid for 2017. (D) The 2016 audit was approved and the annual report will be completed prior to the annual meeting. (E) Motion made by VP Johnson 2nd by Director Richards to accept the bid of \$28,187 from Northwoods builders for the bathroom addition on the maintenance building. Motion carried. Work will begin by the end of summer. (F) Due to the temporary leave of absence by Milt Dupree, Norm Carlson will take on the responsibilities of Milt until he returns to work in late summer or early fall. (G) Treasure Madsen was contacted by the owner of unit 310 about adding the unit to the QMR Co-Op and asked if QMTA was interested in buying the unit. President Smith spoke with the owner and explained that this is not in the best interest of the 93 owners to spend money on a unit when we have two for sale already. Concerns about 310 going into delinquency could be an issue in the future.
9. Next board meeting will be established after the annual meeting and the election results are in. A meeting of the directors to elect officers will take place after the annual meeting. One additional director will be needed to serve out the time of Director Barnwell since he has sold his unit and will be closing in the month of July.
10. Meeting Adjourned at 12:40pm