

QUADNA MOUNTAIN TOWNHOUSE ASSOCIATION

MINUTES OF

BOARD MEETING QMTA COMMUNITY BUILDING

Saturday, March 19, 2016

1. Call to Order – The meeting was called to order by President Blaine Smith at 10:05 a.m. The following directors were present and constituted a quorum:

Blaine Smith - Bob Malz - Joel Richards - Mark Antonich

Absent: Larry Johnson - David Wesley - Bob Madsen

David Stendal – Omega Management was present

No homeowner input.

Approval of agenda made by Director Richards & seconded by Director Antonich.

Approval of minutes made by Director Mulz and seconded by Director Richards.

Maintenance Report – General cleaning and preparation being done for spring and summer. Finishing work being completed on dumpster surrounds. Future pool work may be required along with repairs on maintenance truck.

2. Sale plans for Unit 309 and Unit 316 - President Smith reported Coldwell Banker Real Estate LLC will list the property at the end of March or early April. Prices set at \$62,000 for 309 & \$59,000 for 316 based of the previous appraisals.

3. Management report – Only two major delinquent accounts that required motions. Motion to send collection letter on 329 made by President Smith and seconded by Director Richards. Motion to send accelerated letter to unit 351 made by Director Antonich and seconded by President Smith.

4. Unit 362 was discussed and will require a future motion to send collection letter to owner for past due assessments after Nationstar Bank forecloses is finalized on the property in July.

5. Survey - President Smith stated the survey results are back and he will send a link to the web site for directors to view. General results are to repurpose second tennis court with 80% of respondents in agreement. A plan will be completed and presented at the annual meeting.

6. Approval of Omega Managements plan to convert to electronic delivery system for future statements beginning June 1st was made by Director Antonich with a second by Director Richards. Electronic delivery will save QMTA over \$900 a year in postage and office fees.

7. Motion to waive fines on unit 346 for excessive wood use was made by President Smith and seconded by Director Antonich. Omega to send letter stating that locks will be changed on each shed and that future failure to comply with wood use will result in the \$300 fine being reinstated.

8. Asphalt repair will be looked into by Director Antonich to try to schedule a start on lots by buildings 9, 10 & 11 first and 6, 7 & 8 second.

9. Direct TV Proposal contract was discussed. President Smith will contact SCI about termination of existing cable service to make sure no contractual obligations are missed. Received email back with comments from attorney.

10. Director Antonich will contact Pokegama Electric about status of exterior lighting bid.

11. Motion made by President Smith to proceed with construction of heated restroom addition to the community center was seconded by Director Richards. Bids were received and after discussion, the community center was chosen over the maintenance building.

12. Annual Meeting will be on June 4th with a meeting by the board at 9:00am prior to the 10:00am start to discuss proposals and other agenda items. Motion made by President Smith and seconded by Director Richards to leave the seat vacated by Director Wesley open until the annual meeting. Omega will send out candidate profiles in next statement for the two open seats. President Smith has contacted two people interested in filling the vacancies.

13. Miscellaneous items discussed – Nate Rollins has been contacted to manage the web site for future access of site by board and owners eliminating the need for third party action to update the information. Key access to the pools was discussed.

14. Adjournment - Meeting adjourned at 12:20