

Quadna Mountain Townhouse Association

Minutes of the QMTA Board Meeting

November 14, 2015

Meeting was called to order by President Blaine Smith

The following directors were present, and constituted a quorum:

Larry Johnson

Bob Madsen

Joel Richards

Bob Malz

Mark Antonich

David Wesley

Blaine Smith, via conference call

Others in attendance:

David Stendal, Omega Management

Homeowner input:

None

Approval of the agenda:

A motion to approve the agenda was made by President Smith, seconded by David Wesley; motion carried.

Approval of the minutes- D Wesley

A motion to approve the minutes of the 8/15/15 Board meeting was made by Larry Johnson, seconded by Mark Antonich; motion carried.

Maintenance Report- J Richards

Maintenance staff completed the closing of the pools. A new fire pit was built next to the community building. New flower stone flower boxes have been built at two of the entrances, and between some of the buildings by Milt and Gene. Excess brush was cleared from behind building 7. Docks were pulled for

the season the first week in October. Fencing around some of the garbage dumpsters has been extended.

Management Report - D Stendal

October Financials:

October brought an operating surplus to the Association in the amount of \$1,925. Noteworthy operating expenses included \$700 paid to the Association's attorney in connection with the termination of the #309 timeshare. The Association ended the month with \$204,627 in cash and investments.

Accounts receivable:

The Association ended the month of October with a balance of \$14,493 in Accounts Receivable. The following is a summary of noteworthy accounts.

Unit [REDACTED]

The Board voted in May to pursue foreclosure against [REDACTED]. As of October 13th this account is now current.

Unit [REDACTED]

Unit [REDACTED] has a balance of [REDACTED]. President Smith made a motion to send a demand letter for payment, seconded by Director Antonich; motion carried.

Unit [REDACTED]

At the previous Board meeting, the Board approved having a demand letter sent out. The request was sent to the Association's attorney, but no action was taken. President Smith made a motion to wait until a demand letter was sent before pursuing further action. That motion was seconded by Director Madsen; motion carried.

Unit [REDACTED]

Unit [REDACTED] has a balance of [REDACTED] past due. A demand letter was sent on November 5, 2015. Motion made, seconded and carried, that if they don't respond, the Association's attorney be directed to send them notice of acceleration on about 2/01/16.

Delinquent Propane Accounts:

As of November 9, 2015 there are 6 units that had not made their annual propane deposit. Letters were sent out on November 4th informing them that their propane service would be terminated on November 14th if payment had not been received.

Audit Quote:

The Association received a quote for our annual audit from the accounting firm of Casey, Menden, et al. There are two quotes, one for having the audit completed by April 15, 2016 at a fee of \$3,100. The other quote is to have the Audit completed in time for the annual meeting, that price is \$2,000. A motion was made by director Richards and seconded by director Wesley to have the audit completed in time for the annual meeting; motion carried.

Audit for 2014:

A bound copy of the audit for the year ending December 31, 2014 was received by each member of the Board. (The Board had previously accepted the audit, but the actual bound copies had not been distributed to each Board member.)

The operating fund experienced a deficit of [\$50,476] decreasing the Operating Fund balance from [\$5,743] to [\$56,219]. The Replacement Fund also experienced a deficit of [\$11,612] decreasing the Replacement Fund balance from \$160,572 to \$148,960.

Administrative:

Insurance Claim:

The Association received an additional payment from State Farm of \$7,824.99 relating to water damage claims from this past spring in units 351, 352, and 353. Final payment was made to Peterson Construction for completion of work performed in Unit 353.

Insurance Renewal:

Upon motion made, seconded and carried, the renewal quote of \$38,143 from State Farm was approved.

Upon motion made, seconded and carried, the quotes of \$646 and \$1,333 from CNA for renewal of the Crime and Directors and Officers policies, respectively, from CNA were approved.

Units [REDACTED]

A letter has been sent to the owner of these units reminding them that nearly five months had passed since damages were reported. The letter reminded the owner that repairs could not begin until the Association received the insurance deductible of [REDACTED] Also the letter reminded the owner that they would need to be involved in the decisions relating paint colors, and floor coverings.

Unfinished Business:

A final draft of the new Rules and Regulations document has been completed. After requesting several changes to restrictions on parking of non-passenger vehicles, a motion was made, seconded and carried to adopt the new Rules with an effective date of Jan. 1, 2016. Much time and effort has been spent drafting a comprehensive new set of rules. Look for these to be posted to the Association's website, and

mailed to each member in December.

Asphalt repair proposals from several firms were made over the summer months. Repairs and replacement are quite a bit more expensive than the Board had hoped. Upon review, the Board has decided to do the repairs in stages to lessen budget constraints. Maintenance Director Richards will work to determine the most urgent repairs needed.

New Business:

Director Antonich has been working with our cable provider, SCI to explore upgrading our current services. As of the November 14th board meeting, Antonich is still waiting for the proposal from SCI.

Unit 309 has been rented for a short term two month rental.

A motion was made by Director Richards to make Saturday, June 11 the date for the Association's 2016 Annual Meeting, to be held at the Hill City High School at 10:00 AM. Seconded by Director Wesley; motion carried.

The next QMTA Board meeting will be March 12, 2016 at 10 AM in the Community Building.

Adjournment:

Upon a motion made by President Smith, seconded by Director Wesley, and carried, the meeting was adjourned at 12:45 PM.