

**QUADNA MOUNTAIN TOWNHOUSE ASSOCIATION
MINUTES OF
BOARD MEETING
QMTA COMMUNITY BUILDING
February 6, 2015**

1. Call to Order –

The meeting was called to order by President Blaine Smith at 10:15 a.m.

The following directors were present and constituted a quorum:

- Mark Antonich
- Larry Johnson
- Bob Madsen
- Bob Malz
- Joel Richards
- Blaine Smith

Absent:

- David Wesley

Others:

- Joanne Madsen, Secretary/Treasurer

This was an ad hoc discussion meeting following the required meetings to dissolve the 309 timeshare.

2. Sale plans for Unit 309 and Unit 316

President Smith reported the unit painting has been completed. It was agreed units 309 and 316 should be sold in the spring with the listing through Coldwell Banker at a price of 60K-65K. President Smith agreed to contact the realty. Treasurer Madsen reported that unit 309 is rented for the Mud Nationals which is scheduled for June 10-12. All available townhouses in the QMR Co-op rental pool are rented for this event and the rental of unit 309 must be honored. She suggested the sale of this unit, if prior to June 12, must be contingent on the rental with rental proceeds going to the new owner. Then, following the rental, QMR Co-op assets (dishes, glassware, silverware, and all linens) need to be returned unless the new owners choose to stay in QMR Co-op.

3. Annual Meeting Change

Since the date of the Mud Nationals is planned for June 10-12, the Board agreed the QMTA Annual Meeting date should be changed. It was agreed to move the annual meeting to the third Saturday in June.

4. Insurance

There were questions and discussions regarding insurance matters.

Treasurer Madsen stated that the insurance coverage on the [REDACTED] townhome includes over \$3,000 coverage on a custom patio door. Since the patio door has since been changed and paid for with the renovation special assessment, that money is available to [REDACTED] and could be applied to her past due amount. The insurance information was turned over to President Smith for followup at the March board meeting.

There was also discussion on whether State Farm had cancelled the HO6 coverage on 309 and whether going forward the Board should consider increasing HO6 policy limits to lower the cost of our master policy. President Smith stated that D. Stendal is reviewing our insurance policies.

5. Survey

President Smith stated the survey is going out next week. The survey will be sent to e-mail addresses if available; otherwise in hard copy.

6. Parking Lots -

There was discussion on work to be done in parking lots for building 8 and buildings 10-11. The parking lots have run-off issues. Director Johnson suggested that we look into rain gardens to improve the situation. Director Antonich agreed to look into this.

7. Outside Light Fixtures

President Smith informed the Board that there is no outside lighting for Building 3 at this time and the lighting has to be replaced. The lines are probably direct buried. The Reserve Plan schedules outside lighting changes in 2026. It was reported that Lake Country Power is offering a rebate of \$26 per outdoor fixture. It was agreed to look into changing one building at a time, starting with Building 3, to LED fixtures that would be placed between the sidewalk and the decks of this building. The estimate is \$35 per light fixture.

8. Landscaping Plans

Landscaping plans were briefly discussed by Director Johnson.

9. Direct TV Proposal

Director Antonich responded to questions on the proposal. The monthly fee of \$8.99 will include local channels (not yet determined as to whether they will come from Duluth or the Twin Cities). The proposal includes one standard HD DVR receiver. The receiver can serve for more than one room in the townhouse and will allow different channels on each TV.

10. Miscellaneous

Treasurer Madsen discussed the remaining balance in the Construction account and sought Board direction on handling it. There was also discussion about the mailing of the January statements. Several homeowners have contacted us that they did not receive a statement. Late charges on many of these should be retracted.

11. Adjournment

The meeting was adjourned at 12:15.

Joanne Madsen, Secretary