

Meeting Minutes for QMTA Board of Directors June 4th 2016

Directors present: Blaine Smith, Bob Madsen, Joel Richards, Bob Malz, Larry Johnson, and Mark Antonich.

1. Meeting called to order at 8:38am by President Blaine Smith.

Meeting minutes and agenda approval motion by Director Johnson 2nd by Director Richards. Motion carried.

No home owner input. Neal Walker was present at the meeting briefly and indicated he was closing on unit 313.

2. Maintenance report states the pool repairs were completed and passed the county health inspection. Several comments indicated the pool looked great and that we may have money back in the budget after a refund of epoxy paint of around \$750.00 total. Dock is in, new bike racks are installed and fence extensions are completed. Motion was made by President Smith to purchase a 52" broom for the QMTA tractor to clean parking lots and leaves as well as light snow. 2nd by Director Antonich. Motion carried. Motion was made by Director Richards to move forward on re-roofing the maintenance building, linen building, and small pool shed. 2nd by Director Johnson. Motion carried.

3. Management Report. Allowance for doubtful accounts was questioned by Director Malz asking for an explanation that they had dropped considerably from the previous report. Explanation was that this was an adjustment by the auditor that the actual number indicated on the report reflected the actual total and the allowance was a conservative allowance.

Unit [REDACTED] motion made by President Smith to move forward on a judgement against the outstanding balance since no action was taken by the owner from the last acceleration action was taken. 2nd by Director Antonich. Motion carried.

Unit [REDACTED] is under new ownership due to foreclosure sale. No action will be taken to collect from previous owner. Omega will send a demand letter for six months of overdue assessments since this new owner assumed the liability of ownership.

Annual report distributed by Omega with audit results. Construction account will be closed out now that all renovations are completed.

4. Motion made by Vice President Madsen for salary increase of [REDACTED] per hour for both part-time and full-time employees in the maintenance department. Increase will be effective as of April 1st and June 1st of 2016. 2nd by President Smith. Motion carried.
5. Old tennis court will be reviewed today at the annual meeting and approval will be asked by President Smith to move forward with multi use repurposing. Motion will be

made after the annual meeting if approval of a majority of owners was accepted.
Landscaping included.

Meeting Adjourned at 9:45am