

QMTA Board Meeting

Saturday April 28th 2018

Meeting Minutes

1. Meeting Called to order at 10:02am

In attendance: President Blaine Smith, Vice President Joel Richards, Treasurer Joanne Madsen, Secretary Mark Antonich, Director Bob Malz, Director Larry Johnson, Director Len McLaughlin, and David Stendal (Omega Management)

2. No Homeowner input.

3. Approval of agenda - Motion by Secretary Antonich second by Treasurer Madsen. Motion carried.

4. Minutes approved - Motion by Secretary Antonich second by Director Malz. Motion carried.

Maintenance Report.

5. Chimneys are cleaned. Winter salt and sand swept up from drive and parking areas. Pool covers held over the winter and one pool should be ready by Memorial weekend. Second pool needs repairs to the bull nose and may be delayed in opening. Expenses for the pickup came to \$200.00 to replace and repair some minor issues and the side boards are on. Plumbing expenses for frozen sewer lines were incurred and should not be reoccurring provided water is run in units that are empty for extended time periods. Problems with building six using dumpsters for construction waste is in violation of rules and a letter will be sent. Dog waste piled up over the winter months and is now causing problems around some units. Letter will be sent out to owners.

Management report.

6. Motion made by President Smith to foreclose on unit [REDACTED] Seconded by VP Richards. Unit heating and cooling are turned off to reduce electrical cost. Motion carried.

Motion made by President Smith to write off [REDACTED] on unit [REDACTED] second by VP Richards. Motion carried.

Motion to send foreclosure and accelerate payment on unit [REDACTED] was made by Secretary Antonich. Seconded by President Smith. Motion carried.

Motion to get a 2nd opinion on legal matters for timeshare 310 made by Secretary Antonich. Seconded by President Smith. Omega Management to make a call. Motion carried. Motion to implement new delinquency policy made by President Smith. Seconded by VP Richards.

Motion made to change vacation days to 15 and keep 8 sick days for maintenance staff. Increase of [REDACTED] for Norm and [REDACTED] for Gene for annual salary review. Maintenance will get time and a half to return after hours for emergency or special circumstances. Motion made by Director Malz and seconded by Director Johnson. Motion carried.

Larry Johnson will continue to improve the grounds by extending his landscaping plan to remaining buildings. No motion required since passed in previous meeting.

7. Unfinished Business. Abandoned satellite dishes have been removed. 310 timeshare continues to be negotiated

8. New business

A. Accounts receivables are positive and details provided by David Stendal of Omega Management.

B. Bad debt write-off on unit [REDACTED] was passed and new owner purchased it from the bank

C. New delinquency policy is in effect and posted on QMTA.org under rules and regulations.

D. DirecTV channel update was sent out.

E. Annual meeting set for September 1st at 10:00am at the Hill City School.

F. Wage review was negotiated and will go into effect.

G. Discussion of adding Villas and Co-Op rental to QMTA.org web site took place and price will be provided to help offset cost of running the site. Local business and realtors will be contacted to see if they would be interested in advertising to promote Hill City and Quadna.

H. Marketing on the website will continue since QMTA.org is the only viable site for anyone searching for rental, buying or vacationing in Hill City.

I. Building nine, ten and 11 asked for information of paving the gravel section on the 1,000 feet of road leading to the property. Land is not owned by QMTA and an easement exists so paving is not the responsibility of our owners. Secretary Antonich to get estimate.

J. Playground equipment and picnic benches for use by owners will be explored. Prices and estimates will be gathered.

9. Next meeting will be held June 2nd 2018

10. Meeting adjournment at 12:07pm