

QUADNA MOUNTAIN TOWNHOUSE ASSOCIATION

Board of Directors Meeting

Saturday, June 2, 2018 Minutes

Meeting was called to order by President Smith at 10a

In attendance: Blaine Smith, Larry Johnson, Bob Malz, Joanne Madsen, Len McLaughlin, Joel Richards and Dave Stendal

Homeowner Input – Dale Gillson, Carla Gillson and Denise Gillson brought several issues to the board:

1-Mosquito Spraying has not happened yet. The board is looking into new options for this service as our previous providers are either unavailable or unreliable.

2-Minutes from April board meeting are not on website. This will be addressed and corrected as soon as possible.

3-Combining of existing units and how association fees are handled. After a lengthy discussion, it was decided that the Gillson's will compile their specific issue into writing and provide to Dave Stendal. Dave will get a legal opinion on the subject and provide that answer to the Gillson's.

Approval of Agenda – Director Madsen motioned for acceptance of the agenda after 2 additions were made and Director Johnson seconded

Approval of Minutes – this item was tabled as the April minutes were not available

Maintenance Report – docks have been put in the lake and the shallow pool has been opened. Mosquito spraying options and prices are still coming in and Dave Stendal will check to see that our insurance policy covers chemical applications

Management Report – Unit [REDACTED] documentation has now been provided to Chestnut Cambronne law firm to obtain an opinion on moving forward with quit claim deeds and timeshare surrender. In order to move this process along, 3 directors will be appointed to make the final decision once information is received from the law firm. President Smith and Director Madsen have already been involved and will be 2 of the 3. Motion was made by President Smith and seconded by Director Madsen to appoint Director Richards as the 3rd director.

The new delinquency policy will be effective in June and will be added to the associations website.

2018 Annual Meeting is set for Sept 1st @ 10a at the Hill City School. Three board member seats are up this year (Joel Richards, Larry Johnson and Bob Malz) and all 3 directors have indicated that they will be running for re-election.

Accounts Receivable has gone down significantly due to the foreclosure and write off of units 351/352. Due to the timing of the bank foreclosure in relation to the association's lien, the association was unable to obtain any proceeds.

Director Malz mentioned that he has observed increased usage of the redesigned tennis court amenities. He would like to build on that and see 2 additional fire rings added to the property as well as picnic tables and charcoal grills, where it is feasible. Different types and costs were presented for further discussion.

The existing centralized mailboxes for the complex, which are currently at the entrance by building 3 have now been fully utilized. Director Richards will talk to the Hill City postmaster to see what, if anything, can be done and what the cost would be to expand the mailboxes.

Next board meeting is scheduled for July 21st @ 10a.

Meeting was adjourned by President Smith @ 12:50p