

**Quail Landing Homeowner's Association, LLC**  
**Regular Board Meeting**  
**Wednesday, December 15, 2010 – 6:00 p.m.**  
**Friendship Church**

**MINUTES**

**Board Members Present:** Dwayne Harksell, President  
Mike Peebles, Vice President  
Rachel Kaplan, Secretary  
Jackie Dare, Director  
John Caserio, Director  
Glenna Martinez, Director  
Joel Klein, Director

**Board Members Absent:** Cheryl Herrera, Treasurer

**Management:** Marcus Klingler, Heywood Realty

**I. Call to Order**

Meeting called to order by D. Harksell at 6:04 p.m.

**II. Homeowner Forum**

*J. Dare: Advised of an irrigation leak near 4844 E. Corral Rd. #1 and advised the board she completed the new meeting notice sign.*

**III. Approval of November 2010 Minutes**

Motion made by D. Harksell, seconded by J. Klein to approve the November 17, 2010 meeting minutes with two corrections: Joel Klein was present at the November meeting and under "New Business"; the Board will seal the two streets that were slurry sealed in 2010. Motion passed.

**IV. Financial Report**

Motion made by R. Kaplan, seconded by J. Dare to approve the November financials. Motion passed.

**V. Manager's Report**

M. Klingler reported on the following:

The most recent financials and minutes were added to the website.

The additional bid on the grading project was received.

The spreadsheet for the history on the HOA dues increases was emailed to the Board.

The spa heater was repaired by the manufacturer (under warranty).

As a reminder, the seller is required to pay the Special Assessment in full at closing.

In the process of sending out notices to homeowners who have improperly installed satellite dishes on the roofs.

The City of Phoenix advised the current trash dumpsters are the best option at this time.

**VI. Unfinished Business**

- A. **Grading Project at 4832 and 4840 Mineral:** The Board reviewed the proposals from Optimal Construction (\$3,484) and Mark's Valley Grading (\$3,850). The Board discussed the water lines and the possibility of them being hit during the project. Board

requested a scope of work from Optimal. In addition, the Board would like both companies to be responsible for any damage incurred during the project. Tabled until the January meeting.

**VI. New Business**

- A. **Granite Replenishment:** The granite needs to be pulled back away from the sides of the buildings, as this could cause damage water moisture issues on the stem walls.
- B. **Feral Cat Issue at 4842 Kachina #1:** M. Klingler sent a letter to the homeowner regarding the feral cat issue.

**VII. Adjournment of Open Meeting**

The meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Rachel Kaplan  
Recording Secretary