

Quail Landing Homeowner's Association, LLC

Regular Board Meeting

Wednesday, August 18, 2010 – 6:00 p.m.

Friendship Church

MINUTES

Board Members Present: Dwayne Harksell, President
Cheryl Herrera, Treasurer
Rachel Kaplan, Secretary
Glenna Martinez, Director
John Caserio, Director
Jackie Dare, Director

Board Members Absent: Mike Peebles, Vice President

Management: Marcus Klingler, Heywood Realty

I. Call to Order

Meeting called to order by D. Harksell at 6:08 p.m.

II. Homeowner Forum

N. Green: Inquired about the painting and siding repairs.

III. Approval of July 2010 Minutes

Motion made by D. Harksell and seconded by C. Herrera to approve the July 21, 2010 meeting minutes as presented. Motion passed.

IV. July Financials

Board reviewed the monthly financials and discussed the dump runs and bulk trash issue. Financials tables until the September meeting.

V. Manager's Report – Marcus Klingler

The City of Phoenix wants to replace the dumpster bins; M. Klingler will obtain more information and update the Board at the next meeting.

The exterminating company is treating the pool area for ants.

The pool equipment key was changed and M. Klingler provided a copy of the key to J. Dare.

EMT Masonry has ordered the parts for the carport repair at 4832 Mineral and will complete the repair once the parts arrive.

The siding repairs have been completed; there are some minor handyman touch-up items remaining.

VI. Unfinished Business

A. Painting Proposals/Special Assessment

The Board reviewed the following building painting proposals:

Envision Painting - \$95,028.45 (2 year warranty)

Floton Painting - \$75,895.55 (3 year warranty)

Titan Painting - \$71,045 (4 year warranty)

Motion made by C. Herrera, seconded by G. Martinez to approve a \$600 Special Assessment payable in 12 consecutive payment of \$50/month. If the assessment passes, Floton's proposal will be approved. Motion passed.

Board discussed about possibly switching the body and trim paint colors on the buildings.

Board approved postage paid return envelopes for the assessment vote. The quorum requirement is 60% of eligible homeowners and 2/3's of those voting must vote yes for the assessment to pass.

VII. New Business

A. 2010 Annual Meeting

The 2010 Annual Meeting will be held on Oct. 4th at the swimming pool. D. Harksell and M. Peebles are up for re-election. The items in the mailing will include, in the following order:

Special Assessment letter

Special Assessment ballot

Annual Meeting notice

Annual Meeting ballot

Agenda

Minutes

Website Information

B. Landscape

The Board discussed purchasing new railroad ties to replace the missing/damaged ones throughout the community for \$60 for 8 feet. Tabled until next year.

C. Violations

4843 McNeil #2 – catering truck cannot be stored on property.

4843 Corral #1 – trailer cannot be stored on property.

VIII. Adjournment of Open Meeting

Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Rachel Kaplan,

Recording Secretary