

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

**Board Members Present:** Dwayne Harksell, President  
Mike Peebles, Vice President  
Cheryl Herrera, Treasurer  
Glenna Martinez, Director  
John Caserio, Director

**Board Members Absent:** Rachel Kaplan, Secretary  
Jackie Dare, Director

**Management:** Marcus Klingler, Heywood Realty

**I. Call to order**

Meeting called to order by D. Harksell at 6:02 p.m.

**II. Homeowner Forum**

No homeowners in attendance.

**III. Approval of July and August 2010 Minutes**

Motion made by D. Harksell and seconded by C. Herrera to approve the August 18, 2010 meeting minutes as presented. Motion passed.

**IV. August Financials**

Board reviewed the monthly financials and discussed line 00560 Rep/Maint – Roofing. This was really for carport and will be corrected. Page 5, two charges for Pest Control. One was for July, one was for August. Page 5, Dean Monaghan was paid \$100 for gate repair 4841 Kachina #4 (document says “gate lock”). Two residents will be charged \$50 each for leaving items that had to be hauled to the dump after they moved in. M. Klinger explained charges on July financials. Consensus that annual flower costs should be decreased.

Motion made by J. Caserio to approve the July and August Financials. D. Harskell seconded. Motion passed.

**V. Manager's Report – Marcus Klingler**

- 1.) Special Assessment and Annual Meeting mailer were sent out. 27 ballots have been submitted--20 yes, 7 no.
- 2.) Sprinkler outside of J. Caserio window adjusted
- 3.) Catering truck removed 2 weeks ago
- 4.) Mike & Dwayne's names were included in Board election ballot
- 5.) Items that will be added to website this week: Special Assessment letter and ballot; June, July, and August meeting minutes; the flyer from the City of Phoenix
- 6.) Details to Account 516 & 522 from the July Financials:
  - A. 516: \$900 - \$700 for fan palm tree trimming and \$200 for storm damage clean up; broken branch at 9831 S. 48<sup>th</sup> way #3
  - B. 522: \$400-\$200 for flowers in the planter and \$200 for concrete foundation at trash enclosure.

**VI. New Business**

**A. Handy Man Projects –**

1. 4832 Mineral #5; sidewalk at gate entrance is unstable. This is bank owned. M. Klinger will get an estimate, have work done, and bill back to bank. Turf and Trees will do work.
2. Suggestion that we go out for bids for landscaping since we are not satisfied with work being done. M. Klinger will get 2-3 bids. WE can draft contract so it will include what we want in it. We will ask our preference to interview with us.
3. M. Klinger will get bid for “over seeding” grass. We will have to decide whether we want to scalp and seed or skip it this year to save money.
4. M. Klinger to get a bid from Tree Doctor on trees that need trimming the most.

**B. 2010 Annual Meeting: October 4 at swimming pool**

1. Five pizzas from Costco. J. Dare will call in the order and pick them up. G. Martinez will set up 2 tables with tablecloths. D. Harskell will get 2 packs of diet/regular coke and one case of water. J. Caserio will get plates, napkins and cookies. M. Klinger will let D. Harskell how many are eligible to vote and how many votes are needed for the assessment to pass. M. Klinger will email list of homeowners to J. Caserio so he can go door to door to ask for homeowners to come to meeting and vote.

**C. Violations**

1. 9830 S. 48<sup>th</sup> Way Unit 1, white truck being parked in no parking zone.
2. 9831 S 48<sup>th</sup> Way, silver Mercury Marquis with expired plates.

**VII. Adjournment of Regular Meeting at 7:15 p.m.**

Next Meeting: Thursday, October 21 at 6:00 p.m.  
Respectfully Submitted,

Cheryl Herrera  
Treasurer