

**Quail Landing Homeowner's Association, LLC**

**Regular Board Meeting**

**Wednesday, June 16, 2010 – 6:00 p.m.**

**Friendship Church**

**MINUTES**

**Board Members Present:** Dwayne Harksell, President  
Mike Peebles, Vice President  
Cheryl Herrera, Treasurer  
Rachel Kaplan, Secretary  
Glenna Martinez, Director

**Board Members Absent:** John Caserio, Director  
Jackie Dare, Director

**Management:** Marcus Klingler, Heywood Realty

**I. Call to Order**

Meeting called to order by D. Harksell at 6:03 p.m.

**II. Homeowner Forum**

*N. Green, 4935 Kachina #4*

### **III. Approval of May 2010 Minutes**

Motion made by G. Martinez and seconded by C. Herrera to approve the May 19, 2010 meeting minutes with one correction (the correct spelling is Turf & Tree). Motion passed.

### **IV. May Financials**

Motion made by R. Kaplan and seconded by D. Harksell to approve the April financials

### **V. Unfinished Business**

#### **A. Manager's Report**

M. Klingler reported on the following:

4841 Kachina: M. Klingler drafting letter to the homeowner regarding the on-going plumbing leak which has caused damage to the exterior of the home. Homeowner has 60 days to provide documentation the repair was corrected.

Website: D. Harksell will work with M. Klingler on developing the community website.

Trash Enclosure: The trash enclosure east of Corral Rd is being repaired Sat. June 19<sup>th</sup>.

D. Monaghan replaced the toilet in the restroom at the pool and is repairing the light.

#### **B. Project Discussion – Painting and Trim Repairs**

Floton is completing the final buildings on the east side of 48<sup>th</sup> Place (4832 Mineral, 4840 Mineral and 4835 Kachina) and will be starting on the buildings on the west side of 48<sup>th</sup> Place.

#### **C. Asphalt Repairs**

Byrants: \$11,173.64 – slurry seal 4,394 sq. ft.

Ace: \$10,096.84 – slurry seal 3,208 sq. ft.

Motion made by D. Harksell, seconded by C. Herrera to approve the proposal from Ace Asphalt in the amount of \$10,096.84 for 3,208 sq. ft. (Corral Rd. and Mineral Rd.) to be completed in September/October. Motion passed. Board would also like Ace to repair the broken curb (east of Corral) and install poles so it does not continue to be damaged.

#### **E. Drinking Fountain**

Board reviewed the proposal from High Quality, Inc. to replace the drinking fountain at the pool for \$1,034. Motion made by R. Kaplan, seconded by G. Martinez to remove the drinking fountain and not replace it. Motion passed.

#### **F. Community Website**

D. Harksell and M. Klingler will work on the community website.

### **VI. New Business**

#### **A. Pool Chairs**

Motion made by C. Herrera, seconded by D. Harksell to approve \$700 for new pool furniture (3 lounge chairs, some sitting chairs and tables). Motion passed. G. Martinez will research the different options for chairs.

#### **B. Carport Repair at 4832 Mineral**

M. Klingler will obtain bid to repair the carport at 4832 Mineral.

### **VII. Adjournment of Open Meeting**

Meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Rachel Kaplan,

Recording Secretary