MINUTES OF THE BOARD OF DIRECTORS OF QUAIL RIDGE PHASE III HOMEOWNERS' ASSOCIATION Held on Thursday January 31st at 4.30pm At The Park at Quail Ridge

Call to Order

The Board of Directors of the Quail Ridge Phase III Homeowners Association, Inc. held their meeting on Thursday January 31st at 4.30pm at the Quail Ridge Park.

Board Members Present: ☑John Miller ☑ Michelle Lux

Also present was Mark Hills, LCAM of Association Solutions and several homeowners. A quorum of 2 of the 3 Board members present, the meeting was called to order at 4.47pm

Review Previous Minutes

The Minutes of the previous meeting held on September 4th 2012 were reviewed. Upon motion duly made by John Miller and seconded by Michelle Lux, the Minutes were unanimously approved.

Financial/Management Reports

John Miller asked for the December 2012 financials to be tabled to allow him time to check them and they are to be approved at the next meeting.

Old Business

Off Duty Sheriff:

The board wishes to proceed with this on a one off trial. Management to arrange for a 4 hour shift on the last Friday of February starting at 5pm. Duties for the shift to include parking, speeding, and check the park area every half an hour. The officer is to clock in with Michelle Lux

New Business

Insurance:

The association is due to have an insurance inspection this year. Mark Hills explained that the insurance inspection would fail on two areas within the playground. The first area to fail in the playground due to a lack of ADA mulch and second, the damaged border to the playground. Management is to obtain bids for the mulch and arrange for J & M home services to do an immediate repair to the park board.

Michelle Lux asked that the electrician be called out as the breaker for the lights keeps tripping and now won't reset.

Date of next Meeting

The next meeting will be the board Meeting on April 18th at 5.00pm in the park.

Adjournment

There being no further business to come before the meeting, the meeting was adjourned upon motion duly made John Miller and seconded by Michelle Lux at 5.17pm.