

Quartz Creek Properties Owners Association

Minutes of Board of Directors Meeting – July 2, 2018

Present: Lawana Langston, Ted Hand, Steve Frazier, Dave Denison, Bruce & Lanai Rea, Lucinda Lull, Colt Maule, Henry Kahanek, Jim & Becka Jahelka. In the absence of a secretary, Becka Jahelka was asked to take minutes.

The meeting was held at the home of Lawana Langston; called to order at 4:05.

There was general discussion that the prior day's annual meeting went well with good discussions. The 2019 budget (with the annual dues increase) was passed. Lucinda Lull and John Hart were voted to the board.

The officers for the coming year will remain the same with the exception of John Hart replacing Gary Bandy, who retired from the board, as secretary.

Bruce Rhea announced that he would like to retire from the position of Cattle Chair. He is willing to serve until a replacement is found. His job entails communication with the Forest Service and the rancher with grazing permission, close the gate and check & repair fencing as needed each spring, and open the gate in the fall.

Ted Hand, the new Road Chair, has held this position before and is experienced with road work. There was considerable discussion regarding the source of road materials, options for replacing Arnie, budget and priority of maintenance and projects. This year's focus is to just maintain what we have with the very limited budget available.

Dave, Steve and Henry discussed funding for the remaining water project expenses. We will need to temporarily "borrow" from other QCPOA reserve funds to cover the final costs which will be incurred in the next two months. The reserve funds will be repaid with next year's annual dues.

Dave Denison proposed a board policy to prohibit a board member from bidding on a foreclosed QCP property. There was a discussion about modifying the existing foreclosure policy to achieve this outcome. The board approved the motion unanimously. Dave will arrange legal review of the modified policy.

Conditional water rights for three springs and the possibility of reopening the Western Star water station were discussed.

Jo has just sent notices to owners who are delinquent on dues or special assessments. The board will start filing liens on these properties on August 1.

It was decided that key cards to the water plant will be sent out with next year's dues assessment with a note that cards will be turned off for any owner with delinquent dues.

The next board meeting will be at 4 pm on August 10 at Lawana's providing John Hart is able to attend on that date. The meeting was adjourned at 6.