

## Quail Valley Patio Homes Association

Minutes to 2023 Special Election Meeting, Tuesday, September 26, 2023

President, Alex Martinez called the meeting to order at 7:00 pm and welcomed all in attendance. Trustees in attendance Annette Weston, Marilyn Moffett, Charles Foster and Nancy Brand.

Alex asked if there any nominees from the floor. As required, this was asked three times. No other person wants to be on the board? There were no nominations from the floor. Alex asked all those who had not turned in their ballots to do so at this time and if you have not signed the sign in sheet, please do so. Does this require a quorum? Yes it does require a quorum? A quorum is 10% about 20 people. We have a quorum.

Discussion while votes were being tallied:

Alex asked Marilyn to speak about the email situation. Marilyn let everyone know we had a few problems getting a new email set up on Yahoo, but we want you to know we have a new email address for the patio homes, our new email address is [hoa@qvph.org](mailto:hoa@qvph.org), and asked that if there are questions or concerns, please use the new email address as we do not have access to the old email address. We feel like we may not be getting all of the messages. We have had to put the email list together ourselves from a PDF handed over. Alex mentioned, so if you are sending us a message, make sure you use the new email address [hoa@qvph.org](mailto:hoa@qvph.org). The old email did not have a "1" and we do not have access to the old email. Alex asked that if you are trying to email us, please use the email address that has the "1"

Our next meeting will be October 17, 2023 so look forward to that meeting

On October 1<sup>st</sup> we will be sending out the assessments please check your mailboxes.

Mike Ramsey asked what was the cost of that? Annette reported Section 1 will remain the same and Section 2 will go up 5%. Mike Ramsey asked was that the wall? Annette responded the wall was going to be a special assessment that only affected Section 1. At this time the wall project is on hold. Until we are able to go through all of the quotes and figure it out ourselves because we did not get those quotes and talk to those people. In the spring we will go back to that project and check it out. Our thoughts are, that we are going to try to fix it. Alex commented, we want to save as much money as possible and not have to come up with money out of our own pockets. We are going to look at some other options and it will be fixed. Alex, said, we just put it on hold because we needed to have an election to find out who was going to be on the board.

Magdalena Martinez asked is there a reason why Section 2 was going up 5%? Annette reported most of the expenses we had were associated with the pool is the reason for the increase. There is a formula and I'd be glad to share my analysis with anyone who wants to see that. Annette reported the increase was also due to the expense of maintenance of the common areas. Section 2 covered most of the maintenance expense last year without a problem. I'm not exactly 100% sure what happened last year in Section 2, but last year Section 1 went up 5%, although costs of everything went up last year. Basically it's the cost of maintenance around the common areas and the pool.

Marilyn included that we only do special assessments for reasons like the fence.

Judy Foster, our independent third party presented Alex with the results of the election.

Alex announced, your elected trustees are going to be Annette, Charles, Marilyn, Nancy and myself.

Marilyn commented, if you have suggestions, we want the neighborhood to be better, and we will keep working and striving for that.

Alex mentioned a few of the little things that have been fixed which he has been performing at no cost to us.

The gate lock at the pool, was not locking and closing properly, this has been fixed.

Switches purchased by the prior board, they were not installed, maybe installing wasn't in the budget. I have installed them in the bathrooms, to save electricity, the lights will come on when someone enters and go off automatically.

Pool pumps were running 24 – 7, the timer was fixed, a period of time to run the pumps was set for 12 hours and was monitored to make sure the timer was working. This measure limited the electricity cost, and the amount of chlorine being used. In the long run it will save us money.

These are the little things we are doing to save money. We are going to be looking at other ways to try to save money for everyone.

Trudy commented that several years that the pool deck was painted with paint that reflected heat and it was a cool deck. She would like for us add this to our list of many things to look into it. Alex responded, I think cool deck looks like paint, but it's actually a material they put on it, but we can certainly look into it absolutely.

Terms and positions will be announced by email before the next meeting which will be October 17, 2023

Alex made a motion to adjourn the meeting, Cragar Gonzales 2<sup>nd</sup> the motion. Meeting adjourned at 7:20pm.

Respectfully submitted,

Nancy Brand - Secretary