

Quail Valley Patio Homes Association

Minutes to 2023 ANNUAL Meeting Tuesday, January 17, 2023

President / Treasurer Steve Tyrrell called the meeting to order at 7:00 P.M.

Special guest Sgt. Hebert gave report for the year. 6 alarms (none were burg.), 1 criminal mischief (door handle broken), 1 disturbance, 2 forgery. Biggest thing during tax season is solicitation... IRS, DEA. Caller will say warrants open and ask for credit card. Even Wells Fargo has spoofing going on. No one will ask you to buy gift cards. Overall very little, no major calls. MC is 18 officers short currently and no hiring plans in sight. Big competition with other areas. MC does have a sign on bonus but is not as enticing as other areas. Joel Battle asked if any officers will be added this year? SGT. Hebert added the Industry is having a hard time attracting anyone. Nicole Tyrrell asked if only 6 officers are on the force? Very often only 6 officers for 72k to 80k residents. Some nights only 4 officers only duty. He is certain the City is working on it.

Steve instructed we would use the same ground rules as usual. Stick to the agenda. There is time at the end for open items. No homeowner names or addresses will be discussed. If any particular homeowner or property needing to discuss, get with a board member after the meeting.

Treasurer's Report

Steve discussed the financials in detail. YTD \$106,568.00 spent in 2022. \$103,000.00 average for 2020 and 2021. Up a bit from prior years.

Maintenance fees 74k collected at the end of the year. A few have paid since the end of the year. 36k still out, 110k to work with if all pay dues. 76 homeowners paid in full, 38 outstanding balances 10 on approved installment plan, 1 Chapter 13, 1 did not pay administrative fees. 26 homeowners, no response to date. Account balance 130k end of year. 6 month cushion if all the homeowners pay the assessment, that will give us our cushion. Property taxes \$126.00, 1 account in collections in December. No invoice from attorney for collection debt. Trudy asked if we put liens on property that are in arrears. Steve explained 2018 was the last lien filed and only if they are very delinquent. Marilyn asked about repairs and maint. From last year. Steve discussed pool re-key and asphalt repair. Admin. Budget was shifted to maint. To off-set the cost.

Minutes

The minutes were distributed to each member present for review. (I) Leeann Stidham-Newell asked if everyone had a chance to review.

Mary Ruth Smith made a motion and 2nd from Dick Shult to accept the minutes as submitted.

Committee updates

Lynn LeBlanc was absent. Elissa Wedemeyer reported for the Enforcement Committee. Very pleased with the response for letters she and Marilyn Moffet have submitted. Parking in street is a bit of a problem but after vehicles were tagged, they moved before having to call for a tow.

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A.C.C. Committee

Bill Daniels reported no activity for 2023 or 2022 in Section II. Pete Cole reported 1 request and it was approved.

2023 Election

Proxy, Absentee and In Person Ballot were mailed December 19, 2022. David Ramsey is our 3rd party representative and is counting the votes. Mail in Absentee ballots (5) mail in and (35) in person ballots received. I had stated (74) ballots but it was (40) total. Some ballots only voted for 1 candidate. A total of (74) candidate names were voted for. Two trustees elected were Steve Tyrrell 39% and Barbara Hupe 38%.

Pool Skimmer

Leeann (I) gave a report on the pool skimmer and repair of 3 others with epoxy. Sean Shay asked the cost of the work \$1,968.58 approximate (exact amount). I had questioned the labor cost. 3 guys for a whole day and the pool had to be drained down about 3 feet.

NEW BUSINESS

Steve discussed the 2023 Budget - \$105,793.20 total. ADMIN - \$9,568.00 includes legal, insurance, office supplies, events, cc system, decorations, prop. Tax, PO Box, QVUD. CONTRACT SERVICES - \$58,525.20 includes trash, routine landscaping, leaves and pool upkeep. REPAIRS AND MAINT. \$24,800.00 includes landscape, wheelchair accessible ramp at pool starting Thursday and finishing late Friday. Getting it done in the off-season. HC parking to follow. Deck repairs – Evaristo is checking on another contractor for deck seal around the pool deck and other areas that are wide and deep. UTILITIES - \$12,900.00 includes QVUD and electricity. TXU contract renews in April. Steve will advise once TXU contract cost per KWH. May Gee asked how many HC parking spaces will be provided? Steve responded there will be (1) adjacent the HC ramp. Gina McMillen had a different topic about speed bumps being redundant at stop sign. Will discuss at open items.

SPECIAL ASSESSMENT FOR LQ FENCE

No assessment is planned just share thoughts and discuss options. A lot of complaints from residents and non-residents. Steve has reached out to MC to see if there is any financial help. Last time the homeowners were assessed for the cost of the entire fence. Estimates for fence: wood (3) quotes 30k to 50k. Joel has a quote for 19k with no demo or disposal and every 3 to 5 years reseal. Faye asked about trees along fence line causing damage. Houston Fence synthetic, 60k to 80k, brick 100k +. Questions to City in December from Steve for requirements for fence, wood, brick, concrete waiting on response and if any help financially. Trudy Edwards asked if replace in lieu of repair? Trees pushing the fence out. George discussed during fence repair the residents would be exposed. Mark Mc Millen added if a section falls down anchored in clay how much of a

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cost to repair. Steve explained we have not found a contractor willing to repair as this type has a tendency to fail (crumble) during such a task. Sandy Holley works with vendors ~~and will check to see what quotes she can obtain for the fence replacement a section at a time.~~ When the board met to discuss fences TREX was discussed and has a 25 year warranty, no paint or other maint. Alex added if anyone can get a cost send it to the board. We must wait on the City for approval of type. Audrey suggested we bite the bullet and go ahead with replacement. Nancy added the City would contribute something. Steve stated Kelly Matte liaison is no longer with the City. New liaison should be announced today. Once we hear, we will notify the members. Sean asked if there would be a vote for the assessment. Confirmed and it would be only the 89 homeowners in section I to be assessed. **Sandy Holley asked the minutes be corrected to state "I sent an email with vendor information about three months ago. (via email 1/21/2023)**

ELECTION RESULTS

Dave Ramsey was our 3rd party by the State rules. I thanked the 3 candidates for their interest in volunteering for the (2) positions. Note corrected (40) ballots received, with 74 votes total for the 3 candidates.

WWW.SEECLICKFIX.COM

A leak in the neighborhood was noticed by Faye Roach. She used the website with the problem and the utility department was on site within a couple of hours. This website is a tool for the area you are in. Trudy asked to include the details in the minutes. If you use your phone, you can snap a photo and add it right in the app. Elissa was walking her dog and Channel 2 news approached her about the leak. Elissa asked if someone utilizes www.seeclickfix.com to post on our community Facebook page to let the others know. I suggested all that have a Facebook account join our community page.

OBJECTIVES

2 events planned, 3 open board meetings April, July and October, 4 Executive just before the regular to prepare, 4 or 5 members on board, we now have 5. Elissa and Marilyn are doing a good job, Pete Cole Bill Daniels and Derek Mayes are doing a good job with the ACC. Always room for volunteers. Committees are voluntary, not elected and have no term limits. Stay as long as you want.

We purchased quailvalleypatiohomes.org domain name. Still need to set up a web page for all our documents, deed restrictions. Etc.

No canopy tree trimming, path forward on LQ Fence, ramp and parking at pool , skimmers complete. Financials from Sept. to August to determine assessment increase. 6 month cushion continue to monitor.

Trudy asked about street repair, specifically near the pool. Joel stated repairs are ongoing and Evaristo is doing pieces at a time. George commented about Alex's kitchen parking area and looks great (asphalt). Mark McMillen stated it is just paint and making it look pretty. But it looks good. Bonding was discussed for the

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existing streets to overlay with asphalt. Over 200k but no warranty. Let the board know if you see areas in immediate need of repair / patch.

Marilyn discussed more speed bumps at Broadmoor. Steve discussed 3 spots first mainly at pool and split the distance. Elissa Wedemeyer added no one stops at the stop sign and maybe we should eliminate the signs. They do slow down for the speed bump. Pete Newell added there is a lot of traffic that takes Foxfire to avoid the speed bump at Kissing Camel / Foxfire crossing. Dick Shult added people are using the grass to go around the speed bumps. Steve asked for suggestions... Steve added the speed bumps were installed and now a change with unintended consequence folks with strollers and wheelchairs are having trouble getting through there. Sections will be altered to allow passage through on the end. Conchi Murkawa suggested maybe add a speed bump be added in front of her home as a car speeded through and damaged the bricks in her yard.

Steve asked for comments or things we could do differently. Alex asked if we are going to remove the stop signs. George stated we need to leave them as a reminder to SLOW down. The Executive Board will further discuss the stop signs. Many commented that no one stops. A few added they always stop. George added for the last 20 plus years begging people to slow down. Point taken the stop signs may be redundant but does not hurt anything being there. Faye asked about the faded stop sign... May Gee asked about the creek behind the pool. A lot of discussion about the creek in the past. When the golf course was redone, the creek does not fill the ditch any more. Steve will contact the City about the purpose of the barrier for the creek. Alex gave the history of the golf course changes and that it used to overflow into the creek. George asked if there is a separate HOA for Oak Point. The stop sign at LQ was replaced after last meeting. Most of the signs in the neighborhood have been updated. George added the National Night Out was great and suggested everyone make an effort to attend future events.

Mark McMillen asked about range of cost for fences. 19k to 50k for wood, synthetic 60k to 80k and brick 109k to 120k brick. Mark added If you build for 50k it is an approximate \$500.00 assessment per homeowner. Mark added we are pressed to keep our homes looking good and it should be our responsibility to keep the fence looking acceptable. Mark asked that we press the City for an answers for type approved and asked who, what, where, and why? Steve discussed the liaison has not been announced and the request for info has been with the City over a month. Mark asked if we could get some communication out and not wait until next year. Request went out over a month ago in December.

Dick Shult made a motion to adjourn at 8:01

Respectfully Submitted,

Leeann Stidham / Newell, Secretary