

**QCHOA, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

9/9/2013

**I. Meeting called to Order 1830 hrs**

Attending: J. Byrnes K.Fuller C.Cook N. Peters B.Packer C.Hughes A.Mauldin

Absent: - - - - -

**II. Approval of Agenda**

Motion: To approve Agenda.

By: C.Cook

2<sup>nd</sup>: J.Byrnes

Result: **Approved**

**III. Approval of Minutes**

**Motion:** to approve minutes from the 8/22/2013, Board meeting.

By: C.Cook

2<sup>nd</sup>: J.Byrnes

Discussion: Copies were not distributed in advance of the meeting and there were several corrections that needed to be made before Directors were willing to approve.

Result: **Motion Failed.**

C.Cook will send out via Email to Board or for review and approval at the next Board meeting. The July Minutes still need to be approved but were not included in on the Agenda.

**IV. Director/Committee Reports**

A. Architectural Committee: N/A

B. Financial Report: Insurance has been paid, Two Owners have not paid yearly assessment and are two months past due 1st notice sent, Financials briefed and placed In records.

Motion: To send out 2<sup>nd</sup> notice to Homeowners that are overdue on assessment.

By: J. Bymes

2<sup>nd</sup>: B. Packer

Result: **Motion Passed (Unanimously)**

C. Road Maintenance Report: C. Hughes reported that 5 sections needed to be repaired cost Increase of\$174 more dollars for a total of\$8174.00.1bere Is a need to

complete more work ( filling cracks to stop water intrusion)

**Motion:** To increase by \$174 the amount already approved to \$8174.00

By: J.Bymes

2<sup>nd</sup>: C. Hughes

Result: **Motion Passed** (Unanimously)

## V. Old Business

A. Declaration and Bylaws: Discussion on amending bylaws and Declaration by C. Cook various questions from community members.

B. Legal: Brief to members that we have been talking to attorney about setback issue of home located on Pheasant Hill.

**Motion:** To move to Executive Session

By: J.Byrnes

2<sup>nd</sup>:C.Cook

Result: **Motion Passed**

C. Returned from Executive Session: Oral brief not conducted no members present.

Written summary:

1. No longer seeking to fight setback issue unable to mount effective defense of issue.
2. Discussed Issues with declaration
3. Discussed request for variance from owner who requests to remain anonymous will send letter requesting additional information unable to render decision without additional information.
4. Discussed various violations of Declaration.
5. Concluded that the HOA needs legal representation regarding the legitimacy and viability of the Declaration of Covenants. Discussed several options regarding the engagement and the not-to-exceed amount ranging from \$2,000 to \$5,000. Also concluded that to ensure that instructions to the attorney are not clouded by different voices from the Board and to help mitigate the cost incurred for legal time, one person shall be represent the HOA.

D. **Motion:** To hire Attorney for an amount not to exceed \$2,000.00 for the purpose of obtaining a written opinion regarding the legitimacy and enforceability of the Declaration of Covenants. The Board agreed that only J.Byrnes will represent the HOA in regards to this matter. Mr. Byrnes shall keep the Board up to date on the progress.

By: C.Cook

2<sup>nd</sup>: J.Byrnes

Result: **Motion Passed**

E. Motion: To send out 1<sup>st</sup> violation letter to 232 Pheasant.

By: J.Byrnes

2<sup>nd</sup>: C.Cook

Result: **Motion Passed**

## **VI. New Business**

A. Appropriate place to hold meetings and alternate locations: Need large area to hold meetings. The public library closes at 6pm. The Rotary Club or water building may be good. C. Cook will look into one of them also asked membership to make aware the board of any places they may know (This was covered during old business prior to executive meeting) cost of current location 75.00.

B. Future upkeep of roadways: Look to adding to budget amount to fix and repair roads, no maintenance has been completed in past years.

Result: Tabled to next meeting.

## **VII. Adjourned 2230 hrs**

Submitted By C Cook QC HOA SECRETARY

**Amended & Approved on September 24, 2014**

*\*\*NOTE: Consent to Approve as amended was given by Kristen Fuller, Natalie Peters, Amy Mauldin, Brett Packer, & Carey Hughes who were presiding members at the time of this meeting.*