

Hunters Creek North Homeowners Association Monthly Meeting

DATE: July 27, 2016

LOCATION: 13163 Hunters Brook (Lopez-George residence)

The meeting was called to order at 7PM by President Linda Lopez-George

Board Members present: Linda Lopez-George, Dave Labadie, Chuck Bowen, Ed Hade and Don Nield

Residents present: Ted Ownsby, representing QFS&TC Dan Heinchon, treasurer, and Paul Tenner; president

Officer Steve Beilstein was also in attendance.

Minutes of May 25, 2016 meeting were reviewed. Motion to accept the minutes made by Dave and seconded by Chuck. **Approved.**

Security Report

Officer Beilstein discussed the security of our neighborhood in response to reports by HCN residents and posts on Nextdoor Neighbors.

Recommendations for good safety practices were discussed. These included notifying the SAPD using the 911 number anytime suspicious or out of the norm activity is observed. For all other calls, the number to call is 207-7273.

Making sure the house looks occupied is of primary importance. Having neighbors look out for one another is also effective at maintaining security.

Queens Forest Swim and Tennis Club

A report from board officers, Paul and Dan centered on the proposed timeline for doing the deferred maintenance of the pool and tennis courts. In order to meet the projected timeline, a one-time \$10,000 contribution was requested to have the replastering/redecking of the pool and the resurfacing of the tennis courts completed. The assumption for the timeline was the plumbing report would be require minor re-plumbing.

- The items discussed include re-plastering and new pool tile at \$18,000
- Resurfacing the pool deck at \$9,000
- Re-surfacing the tennis courts for \$15,648

Total: \$42,648.

Existing funds of approximately \$22,000 (\$8,000 each from HCN and PF and \$6,000 for QFSTC) This would require an additional \$10,000 from both HCN and PF homeowners' association. On principle,

the board agreed to provide the \$10,000 by March 31, 2017, if PF HOA committed to making the same contribution.

After Dan commented how the \$8,000 capital contribution would be requested in 2017 and 2018, but anticipated would not be needed at that level in subsequent years, Chuck requested that the QFS&TC board provide a 5-year operating budget that included building reserves and re-instating lifeguards.

There was consensus that it was imperative that all three entities work together to insure future board members are not faced with a deteriorated facility state due to inadequate funding for ongoing maintenance and replacement/renovation at the completion of life cycle for major line items.

President's Report

Linda requested the board set a date for the Annual Homeowners Meeting in order to prepare the Proxy statement. The board agreed on Sunday, November 20th at 2PM. Location will be researched by Linda. Important business for that meeting will be the adoption of the Covenants, Regulations and Bylaws.

Ways to encourage more participation from Unit 2 were discussed. Converting Unit 2 to a mandatory membership is critical to having the added revenue to bring an important amenity to property values to the standards of the neighborhood with home values averaging \$300K.

Treasurers Report

Chuck reviewed the monthly and Y-T-D financials. Total Assets were \$58,175.72

100% mandatory dues collected representing \$39,846.20 (161 of 161)

Voluntary dues collected total \$6,187.50 (23 of 25 2015 members;2 new)

YTD Transfer & Resale Certificate Fees: \$3,485.00

Committee Reports:

Beautification & Landscaping

Ted went over three bids obtained for landscaping the three entrances to the neighborhood. Rick at Your Service bid for \$2679 and the expertise demonstrated by Karen stood above the other vendors. The project will commence in early October to ease the heat stress on new plantings.

Motion to accept the Rick at Your Service bid was made by Chuck and seconded by Ed. **Approved.**

Ted also discussed a SAWS audit for the irrigation system at the Queens Forest entrance was in the process of being scheduled.

Hospitality

Ed recommended he and Norma use their face time with new residents to promote the advantage of membership to Unit 2

The meeting was adjourned at 8:56PM

The fall regular monthly meeting schedule: **September 21**, 2016 at 7 PM at 13147 Hunters Brook (Nield residence) and **October 26**, 2016 at 7 PM location TBD.