

**CLIFF ROSE**  
**OPEN BOARD OF DIRECTORS MEETING**  
February 15, 2024

**Call to Order:**

- Donna Whitmore called the meeting to order at 11:01 am. Quorum was met with Donna Whitmore, David Clark, Sue Carpenter, and Rob Yellam all present.

**Approval of January 18th Minutes:**

- Donna had a question about the \$12,000 transferred to the reserve account. Lynessa discussed that \$4k was budgeted to be transferred and \$8,000 was voted on being moved into reserves for a total amount of \$12,000. Donna asked for a motion to approve the January 18th minutes. Sue seconded the motion, and all were in favor.

**Management Report:**

Lynessa reported:

- Meeting schedule to keep the third Thursday of every month at 11 am except for December.
- The alliance reserve CD will renew August 2024.
- Insurance set to renew in May 2024.
- Calls from residents included complaints on flags, request for solar lights in RV lot, and calls regarding assessments.
- Quail Trail Newsletter sent to members in February, next to be sent in May.
- 17 open violations in the community and 4 homes sold year to date.

**Treasurer's Report:**

David reported:

- Operating has \$64,262, receivables increased, CD also increased.
- Balances are doing well, almost \$4,700 past due.
- Discussed starting to work on budgeted landscape projects.
- Lynessa added landscape might be a good item to include on the Quail Trail.

**Committee Reports:**

- ARC: 2 submittals received, approved one, denied one due to unapproved color.
- Maintenance: To be addressed at the next meeting. Donna quickly discussed common areas that are part of regular maintenance and other common areas that currently are not.

**New Business:**

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- Discussion on HOAMCO ARC contract revisions. Discussion on number of inspections and reports available to the Board.
- Donna motioned to approve the third revision HOAMCO ARC agreement, Dave seconded, and all were in favor.
- Discussion on compliance policy.
- Donna motioned to approve the new compliance policy that now includes a recurring 30 fee for noncompliance, David seconded, and all were in approval.

**Adjournment:**

- Donna adjourned the meeting at 12:09 pm.