

QUAIL HOLLOW HOA BOARD MEETING

February 22, 2016

- CALL TO ORDER/ROLL CALL

Cyril Shettleroe called the meeting to order at 5:45 pm.
Board members present: Adrienne Hughes, Gale Sherman,
Chris Hyer, Ryan Wilson, Susan Shettleroe, Jane Burke

- Officer Election

Chris Hyer moved that we continue with the current slate
of officers. Ryan Wilson seconded the motion. All agreed.

- Approval of Minutes

Gale Sherman moved that the January HOA Meeting
minutes be approved. Adrienne Hughes Seconded the
motion.

- Summary of Current Events

- Chris Hyer will attend “No-Cost Lunch and Learn”
lecture about HOA Governing Documents in Tucson on
March 11, 2016.
- Lot #10 was served papers for nonpayment of dues.

- Treasurer Report--Susan Shettleroe

- Still awaiting second payment of \$2,750 from Wildcat HOA. Cyril Shettleroe has contacted them with request for payment.
- DUES:
 1. Gale made a motion that dues remain at the same level of \$300 annually or \$75 quarterly. Ryan Wilson seconded the motion and all agreed.
 2. As discussed in the Annual HOA meeting, a late fee will be assessed in 2016. A late fee of \$25 is a common assessment. Ryan Wilson moved that \$25 be assessed as a quarterly late fee. Chris Hyer seconded the motion. All agreed.

- Gates/Rentals Report – Adrienne Hughes

Gate is working well. Some have requested last minute party codes. Please allow lead time for approval process.

- Architectural/Rentals--Gale Sherman

- Garage Color: Extensive consultation with Chris Ansley, representative of the Starr Pass Master HOA, about feasibility of variation in colors for garage doors brought new ideas to enhance Quail Hollow homes. Chris suggested, that if done well, coordinated color variation in individual homes accent colors could add significantly to the Quail Hollow neighborhood. He suggested several ideas to enhance colors. Contrasting yet coordinated color of scuppers, mailboxes or sconces can add depth and variation. Rust trellis with

green vines are a possibility. Gale Sherman will pull these ideas together.

- Walls Connecting Garages to Side Walls

Continuity of structure and design of walls and gates. connecting garages to the side walls between homes is part of HOA oversight. The HOA Board approves and signs off on such connections.

Lot 4 has a side yard without closure across the front and is pursuing a connection wall.

- Condition of Back Walls

The condition of back walls is disparate across the community with some having large plant growth or water damage. Therefore, HOA cannot take responsibility for condition of back walls. However, paint color should comply with common HOA color. Lot 30 is now in compliance with outside wall color along the golf course.

- Streets/Landscaping--Ryan Wilson

- Tree Removal: Tree was removed that was buckling sidewalk in front of Lot 31 near the cart path. Gale moved that HOA replace sidewalk section lifted that could be a hazard to walkers. Ryan seconded the motion and all agreed.

- Drainage at Front Gate: Ryan requested two bids to eliminate the pool of water at the front gate. First contractor offered two solutions costing \$3,750 and

one for \$3,630. The second contractor has not submitted a bid. The options appear expensive and Ryan will look into other solutions.

- Paint for Front Gate Railings: Ryan obtained a verbal bid of \$1300 to paint railings. Once again, that appears expensive and he will pursue more options.
- Front Yards: Ryan said front yards looked pretty good. One notification was made and action was taken.
- Plant Refurbishment at Front Gate: Ryan is looking at plant refurbishment for the front gate and removal of mistletoe in tree.

○ Meeting adjourned by Cyril Shettleroe at 6:30 pm

Submitted by Jane Burke, Quail Hollow HOA Secretary