

QUAIL CREEK ANNUAL MEETING MINUTES 10.25.15

2015 Board President Matthew Sixberry chaired the meeting.

The following residents agreed to continue to serve as QC HOA board members for 2016:

Matthew Sixberry – President (present)
Russell Nelson – Treasurer (present)
Mary Fabrizio – Secretary (not present)
Lori Gillies (present)
Matt Doris (present)

All residents agreed to keep the same board members for another year.

Budget:

Russell Nelson reviewed the P&L statement through 10.24.15, reviewed balance sheet and gave a year over year breakdown covering 2010-2015.

A proposed budget wasn't prepared as part of the handout, but was explained that it would be the same as 2015.

All residents voted to pass the 2016 budget.

Community Watch:

Lori Gillies reviewed a criminal report summary on behalf of Stuart Gillies (not present). Some residents added information that some of the emergency calls were false alarms.

At this point Tina Combrinck-Graham asked if everyone in attendance could stand up, introduce themselves and state what street they live on. This was to get more acquainted with everyone and to help recognize neighbors when out and about.

Community Trees:

Matthew Sixberry presented the options about the trees at the front entrance and berm and showed the pictures. There have been some complaints about the appearance of the trees. They are not dead but may need to be replaced at some point. According to expert advice, the trees were originally planted too close together. We don't have enough money in the account currently to replace all trees on both the front entrance and the berm. One estimate considered was a company that would remove all 86 Leylands between the entrances for \$300 per tree and would charge \$100 to plant 37 Green Giants. The total would be \$21,700 to tear down all of the trees at the front entrance, grind the stumps and replace with Green Giants.

Our options are:

1. Do nothing.
2. Do a spot replacement.
3. Replace all trees (but not enough money at this time). We would need to impose a special assessment of \$300-\$400 to cover the expense.
4. Replace the front entrance trees only.
5. Another option was proposed by a resident – to tear down trees and not replace them, use other plants.

Some questions from the residents included:

Q-Can the disease spread to other trees?

A-Yes, the disease can spread to the next trees.

Q-Would the replacement trees be a hybrid and resistant to drought and disease?

A-Yes, the replacement trees would be more resistant and they would be 6'-7' tall.

Q-Would the possible widening of Pleasant Ridge Rd encroach on the berm on Cude Rd?

A-No, it's far enough away from Pleasant Ridge Rd.

Q-How many trees currently have issues.

A-25 of the 175-180.

Q-Can HOA dues increase?

A-There has been no talk of increasing annual dues.

Q-Can we just clean up the bad trees and leave a hole?

A-The trees may not survive since they are so intertwined and it would leave big holes.

Q-If we have a special assessment, can it be broken up to have a smaller amount over a few years and keep the tree money in a separate account?

A-There won't be a need for an assessment if we don't do all of the trees at once.

Russell Nelson added that in 3-5 years there would be enough money in the account to fund replacement of all trees.

Matthew Sixberry said that one of the quotes he got recommended to do nothing at this time.

There was a motion to do nothing for now and keep collecting dues for future need.

All residents voted and agreed to leave as is.

Other Items of Discussion:

Q-Any more talk about Quail Creek North joining our HOA?

A-No. They have different dues, their HOA is currently a mess which we don't want any part of. We would have to amend our by-laws and the builder doesn't have his stuff together.

Q-Any talk of Colfax being annexed by Greensboro?

A-No, haven't heard anything new. At one point Greensboro and High Point showed interest, but nothing new. Matt Doris added that there are no plans for new roads and the I40 plan has been pushed out until 2032.

Q-Does the city/county plow our roads for snow?

A-We live on state maintained roads, so we are some of the last roads to get plowed.

Q-Why is the grass brown along the edges of some roads?

A-Individual neighbors may use poison on the edge of their grass along the road.

Q-There have been more reports of glass along the road from the recycling truck. Has anyone followed up on that issue?

A-It wasn't known that there was another issue, other than the first time it happened. Any time it happens, residents are encouraged to let the HOA board know and we will follow up with Republic.

Q-How can residents get neighborhood information if they aren't on Facebook?

A-We could do a newsletter, email, or face to face communication. Everyone was ok with the HOA board setting up a group email list using the directory to disseminate information.

Q-How can we get a copy of the update directory?

A-That can be emailed out to everyone as it's updated. The meeting minutes can also be distributed in this manner.

The winner of the drawing for the Target gift card was Chris & Fran Harvey. Congratulations!

The meeting was adjourned.