

## Minutes from Quail Creek HOA 2016 Annual Meeting

10-23-2016

Meeting held at Girl Scout Learning Center

Kids had separate party with bounce house and entertainment from Mad Science of Central Carolina  
Party and dinner held following the meeting

Board members present:

Outgoing member: Lori Gillies

Current Members: Matt Sixberry, Matt Doris, Russell Nelson, Mary Fabrizio

New member: Carley Mann

Quorum presence achieved for voting residents in person or via proxy.

### Treasurer Report (Russell)

2016 Spending & Budget Reviewed (attached)

Russell said there were still several residents with outstanding dues

Current balance of funds is \$38,251.13 as of 9/30.

Proposed 2017 Budget approved (attached)

### Community Watch (Stuart Gillies) (Report attached)

Increase in vehicle break-ins in the area recently. Residents urged to lock cars and be diligent for unknown people and cars in the neighborhood.

First call should be to 911. Block captains should then be notified.

Block captain needed for vacancy in Zone 8.

Kenny Austin agreed to be Block Captain for Zone 8

### Election of New Board Member

Lori Gillies was thanked for her years of service

Carley Mann was nominated and elected new board member

### Proxy Return Drawing

Steadman's name was drawn from proxies returned by deadline

### Q&A/Other Issues

Update on Leylands – board discussed that trees were getting worse but still look good enough to remain so as to delay the expense of removing and replacing them for as long as possible (as voted two years ago)

Close calls/potential accidents discussed with those turning into new apartment complex off of Pleasant Ridge.

Board encouraged residents to contact NCDOT with concerns. You can do so by submitting a form at

<https://www.ncdot.gov/contact/>

Matt Doris said he would look into the re-appearance of Zoning Hearing sign at property just south of intersection of Pleasant Ridge & Cude Roads and report findings back

### Meeting Adjourned

# Quail Creek Home Owners Association

## PROFIT AND LOSS

January 1 - October 23, 2016

	TOTAL
<b>INCOME</b>	
Services	11,570.00
Unapplied Cash Payment Income	0.00
<b>Total Income</b>	<b>\$11,570.00</b>
<b>GROSS PROFIT</b>	<b>\$11,570.00</b>
<b>EXPENSES</b>	
Annual Meeting	450.00
Dues & Subscriptions	35.00
Insurance	1,374.00
Repair & Maintenance	4,950.00
Stationery & Printing	139.86
Supplies	101.65
<b>Total Expenses</b>	<b>\$7,050.51</b>
<b>NET OPERATING INCOME</b>	<b>\$4,519.49</b>
<b>NET INCOME</b>	<b>\$4,519.49</b>

## Quail Creek HOA

### Proposed 2017 Budget

**Expenses**

Annual Meeting	-\$2,500.00	Location rental, catering, entertainment, child care
Dues & Subscriptions	-\$100.00	Quickbooks online, Website maintenance
Insurance	-\$1,400.00	Directors/Officers Liability, Commercial Policy
Repair & Maintenance	-\$6,500.00	Landscaping, Tree Service
	<b>-\$10,500.00</b>	<b>Total</b>

**Income**

Dues	\$12,750.00	85 lots x \$150
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**Net**

\$2,250.00

## Neighborhood Watch notes

- **Vehicle break-ins still a concern**
- **Call 911 for ANY suspicious activity (there is no “non-emergency” number)**
- **Please notify block captains of any criminal/suspicious activity**
- **Let me know if you don't know who that is or use the contact form on the website (quailcreeknc.org)**
- **Need a Zone Captain for Zone 8 (see attached map)**
- **<http://communitycrimemap.com> – for mapping criminal activity – used for producing attached report**
- **Quailcreekcolfax.Nextdoor.com – sheriff will often post alerts on here**

## DIY SECURITY/CAMERA SYSTEMS

- **Simplisafe (simplisafe.com)** - can buy individual pieces or packages. Monitoring available (approx. \$15/mth), but can function without.
- **Scout Alarm (scoutalarm.com)** – can buy individual pieces. Professional monitoring available for \$19.99/mth.
- **Canary (canary.is)** – Indoor security system with camera, air monitor and alarm. Also going to be offering an outdoor camera soon.
- **Google Nest Cam (nest.com)** – offers an indoor and an outdoor camera. Works with the Nest system (obviously!). 10 or 30 day cloud backup available
- **Oco (getoco.com)** – Indoor camera. No fees for 24hr cloud backup. Newest product due to be released in November. Also has pro outdoor cameras available
- **Ring Doorbell (ring.com)** – Available in 2 versions, standard & pro (pro has to be hardwired). Cloud recording for \$3/mth.  
  
Also offers an outdoor camera.
- **Skybell HD (skybell.com)** – Same idea as the Ring bell. Different form factor, activity review. Works with nest.

# LexisNexis® | Community Crime Map

Map Data Grid Analytics Metadata			
Events Offenders			
Class	Crime	Date / Time	Address
	VANDALISM - AUTO	Oct 06, 2016 9:00 PM	85XX QUAIL CREEK DR, COLFAX, NC
	VANDALISM - AUTO	Aug 28, 2016 1:20 PM	85XX MASONS POND DR, COLFAX, NC
	CONTROLLED SUBSTANCE - POSSESSION MARIJUANA	Jun 24, 2016 3:09 PM	24XX BRIGHAM RD, GREENSBORO, NC
	THEFT PROPERTY - FROM MOTOR VEHICLE	May 09, 2016 8:30 AM	83XX QUAIL CREEK DR, COLFAX, NC
	THEFT PROPERTY - FROM MOTOR VEHICLE	Mar 21, 2016 9:00 PM	22XX BRIGHAM RD, GREENSBORO, NC
	BURGLARY - RESIDENCE, FORCIBLE ENTRY	Jan 07, 2016 2:03 PM	2XX MARSHALL SMITH RD, COLFAX, NC
	Sex Off Child Molestation	Dec 31, 2015 1:19 PM	19XX EGGERS WAY
	Missing Person	Dec 18, 2015 6:53 PM	85XX MASONS POND DR
	Seized Property	Nov 13, 2015 4:34 PM	83XX QUAIL CREEK DR
	Found Property	Nov 01, 2015 3:33 PM	83XX QUAIL CREEK DR
	Simple Physical Assault	Oct 31, 2015 5:48 PM	83XX QUAIL CREEK DR

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