

QPHOA Annual Board Meeting
February 22, 2025
Location: Abbott's Creek Community Center
1:00 to 3:00 p.m.

President Tim McKay called the meeting to order at 1:09 p.m.

The following board members were present:

Tim McKay, President
Randy Green, Vice President
Pam Campbell, Secretary
Tripp Fraley
Adam Williams
Ashlie Johnson-Coggins
Jharana Agrawal

Additionally, the following owners were represented Nancy Titus (Proxy), Steve Vacendak (Proxy) Linda Lewis, Judy Dupre and Karen Campbell.

President Tim McKay welcomed everybody:

Election to fill board vacancies - Tim McKay, presiding

President Tim McKay declared that there was a quorum in attendance necessary to elect board members.

The Board had notified member in advance that it nominated the following people to fill the vacancies:

Pam Campbell
Donald Fraley

McKay called for nominations from the floor. Hearing none, vote was taken by secret ballot. Each nominee received 11 votes. Each board member will serve 3 years.

2024 Financial Report/Banking Update - Randy/Jharana

Financial Report was presented by treasurer, Jharana Agrawal.

As of December 31, 2024 there was a total of cash-on-hand of \$166,993.00.

Our total operating income for the fiscal year of 2024 was \$65,520.00.

Our Proposed Budget for 2025 - includes adding the 6 houses on Carrington to be painted for a total of \$36,399.96.

Dues will not be raised this year.

General Discussion

There was discussion on cleaning up the gazebos areas with a community day. Judy Dupre brought up a drainage problem at the front door, how the sidewalk is sinking. It was discussed how the board will discuss what the best solution would be to fix it at the next monthly board meeting.

Linda Lewis asked about a tree near her house, that if it were to fall who is responsible for it. It was discussed that if it fell on her house, it's her responsibility to take care of it. Otherwise depending on where the tree is actually located as to whether it's Thorpshire's responsibility or Quarterpath's.

Vice President Randy Green made a Motion to add \$20,000 to the budget for tree maintenance, and misc. other maintenance projects like sidewalks, and landscaping projects.

Secretary Pam Campbell seconded the motion.

Vote was unanimous in favor.

There was a discussion on changing the painting schedule from 6-a-year to less. Ashlie Johnson-Coggins and Tripp Fraley will be in charge of the Williamsburg architectural review. Ashlie has set up a color guide and will send out a letter to the six owner's whose houses are scheduled to be painted this year.

Karen Campbell mentioned removing the roofs from the board responsibility. It was discussed that if the board continues with replacing the roofs there will have to be a large special assessment made. In order to remove "roof replacement" from the covenants, there would have to be a 2/3rds vote in favor from all members.

Vice President Randy Green agreed to get a quote from RoofMaxx to extend the life of the roofs.

Secretary Pam Campbell agreed to get some quotes on tree maintenance.

President Tim McKay made a motion to adjourn at 2:42 p.m., Secretary Pam Campbell seconded the motion, all were in favor.

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