

A Quiet Place In The Country Inc.

Homeowners Association

MEETING MINUTES - NOVEMBER 6, 2011

Board Members Present: Tom Stratton - President
Jeff Anderson - Vice President
Nancy Ottendorf - Secretary
Beverly Davis - Treasurer
George Ottendorf
Barbara Shepherd - Absent
Doug Dilts - Absent

Meeting Location: 345 Country Circle Dr. E. - Home of Jeff Anderson

Call AQPITC Association Meeting to Order:

Tom Stratton called the meeting to order at 3:15 P.M. and thanked everyone for coming and Mr. Anderson for hosting the meeting.

Approval of Minutes of November 15, 2009 Meeting:

Tom Stratton asked if everyone had read the minutes. He then called for a motion to approve the minutes. The motion was made by George Ottendorf and seconded by Jeff Anderson.

Treasurers Report:

Tom Stratton asked if everyone had read the Treasurer's Report. Beverly reported that the balance on hand was \$7709.54 as of 7/1/2011. The income and expenses were discussed with the balance on hand was \$6420.39 as of 9/30/2011. The HOA dues/bills will be mailed in January which will bring in another \$8,000-9,000.

New Business:

Entrance Maintenance

Tom Stratton discussed the entrance maintenance lawn services. We just recently changed companies from G&G Lawn Maintenance to Pest King Control Services. Pest King Control Services is licensed and insured. Tom Stratton has a copy of the license and insurance. Pest King Control Services quoted a cheaper fee and he is very excited to take care of our property.

Website

Doug Dilts is in charge of the AQPITC HOA website. Doug is absent today because a family member is in the hospital. He has updated the information & working neighbors page.

Christmas Lighting Contest

It was decided to continue the Christmas Lighting Contest this year with \$100 for 1st Place, \$75 for 2nd Place, and \$50 for 3rd Place. Those competing for the prizes do have to be current with their dues. All were in favor to send out a post card with more information regarding the contest.

Unfinished Business:

Lake Management

Beverly Davis and George Ottendorf are in favor for the lake management. Beverly contacted Clear Waters and got an updated quote. Only two members are interested at this time. Please let George Ottendorf or Clear Waters know if you are interested.

Neighborhood watch program

There is certain criteria that needs to be meet in order for a neighborhood to be included in a neighborhood watch program. This was discussed in a previous meeting, but we haven't followed thru with all the requirements. Everyone present has agreed to forget about the program and not have our neighborhood be included in the neighborhood watch program.

Entrance Signs

Tom Stratton discussed the sign company will be done with the new sign faces within the next few weeks and the remaining bill is \$4500.00. There will be around \$2000.00 in remaining materials cost for the signs.

Unpaid property owners dues

Tom Stratton noted that we have discussed the issue in the past meetings and have come up with some good ideas how to handle the issue, but we have not gone any further than that. Jeff Anderson discussed needing to discuss the issue with an attorney. A discussion followed regarding how to handle unpaid dues balances. Some property owners that have many years of unpaid dues have expressed willingness to begin paying but may not have the ability or desire to pay their longtime unpaid balance. Due to legal reasons, an attorney needs to be contacted in further detail.

Election of Officers:

Executive board members term(s) have ended. The terms ended last year and the board members had agreed to stay on the board for another year. Nominations were taken from the floor. Russell Morin nominated his wife, Becky Morin, for the secretary position. Becky accepted the secretary position. A discussion followed regarding the involvement of the secretary position. George Ottendorf made a motion to approve Becky for the secretary position. A second motion was made by Danny Davis. All board members approved the nomination for Becky Morin to be the HOA Board secretary.

Open Discussion:

Becky Morin asked when the HOA yearly dues are due. A discussion followed regarding the house Becky & Russ recently bought and the past dues that were not paid by the previous owners. The HOA was paid for the past dues for the lot with the sale of the house.

Adjournment:

The meeting was adjourned at 3:40 P.M. by Tom Stratton and everyone was thanked for attending.

Becky Morin
Secretary