

## HOA Meeting Minutes Blue Quail Ridge August 20, 2025

- A. Meeting called to order at 6pm by Mitch Massie. Present: Mitch Massie, Robin Hellen, Keith Gibson, Dianne Gremillion, Todd & Cathey.  
Todd & Cathey expressed concern over roof variances for a black roof. Since they live in Phase 2, this cannot be approved by the HOA board.
- B. Fence in common area near pool is to be removed next week. This was a temporary construction fence
- C. HOA meetings will move back to being held in person in September 2025 and will be held on the 2<sup>nd</sup> Tuesday of each month at 6pm. The September 12<sup>th</sup> meeting will be held at the BQR pavilion, weather permitting.
- D. Keys for sprinkler; Robin turned them off today; sprinkler boxes were not on or running; now set to run next week
- E. Movie Night for August hosted 60 people with pizza provided by the HOA
- F. Pool Season Changes: HOA board voted to keep Adult swim hours on Thursdays 6 – 8 pm until the closing of the pool. Pool hours 4 – 8 pm Tues – Friday and 12 – 8pm Saturday/ 1 – 8 pm Sunday. Open Labor Day as the last day of pool season.
- G. Violation Letters: Robin and Dianne will help send out HOA board letters to residents for complaints or concerns/violations of covenants. Agreed to have at least 2 board members agree on the letter prior to sending out.
- H. Bids for permanent structure for pool awnings are still underway
- I. Halloween Event – looking for volunteers. Possibly move it to a different night to be able to get more volunteer coverage
- J. Treasurer Report: \$31k in checking, \$4k in Paypal, \$1k in Savings. Filed 5 small claims cases. 7 residents have not paid 2024 dues. 53 residents have not paid 2025 dues which would amount to around \$14k.
- K. Meeting adjourned at 7pm