

HOA Meeting Minutes January 2025 for Blue Quail Ridge neighborhood

Complaints sent to Board:

Re: house on 158th with repeated violations; city stated 'no violation'. Complaint with photos sent to Councilman Stonecipher. Letter from board sent to owners as well as parents of home

Insurance for pool house & pavilion:

Farmers will be repairing in spring

Tarp Replacement

Table to next month

Pool Replaster Update

Robyn has put all documents together from original plastering.

Agenda for Annual Meeting:

Sgt Scalia will attend

Recommended a slide for each committee

Household hazardous waste pickup program

Bring up sprinkler system issue

Non-compliant Roofs:

4 or 5 on Himalaya Ridge – black roofs – not from phase I of neighborhood. HOA Board will write a letter to the homeowners regarding future action.

Christmas lights: lights removed/placed in containers/stored in Pool House

Finance Oversight Committee: Summer Frank received all banking info to go over this prior to annual meeting.

2025 Budget:

HOA board will work on approving the budget

House of the Month throughout the year. Sign will be placed in yard each month.

Presentation of monthly expenses; Keith gave report; approved. Website fee paid in Dec. Real estate taxes paid on common areas. Legal fees paid. Christmas light installation paid for Dec. \$869. Farmers insurance for 2025 Statement received. Ratify expenses from December: approved

Comments from interested parties: Thanks to Ray for turning off sprinklers, etc. Provided with key for repairs.