

July 16, 2025 HOA Meeting Minutes for Blue Quail Ridge

1. Meeting called to order at 6pm by Mitch Massie/President; Board Members present – Mitch Massie, Robin Hellen, Keith Gibson, Dianne Gremillion.
2. Discussed complaints and requests of residents: Robin and Keith have made reports to the City in regards to 13 complaints including excess numbers of cars in driveways, yards with unmown grass, abandoned vehicle for greater than 2 weeks, fence down and not repaired with trash/debris lying around, etc.
3. Roof Review request: homeowner from phase 3 requests to paint gutters to match a black roofing material they would like to use. Keith read covenants regarding the roof. Mitch to send letter stating that while the board is unable to approve the request, they also do not have any legal recourse.
4. Landscaping at pool; Pool company needed a tree removed behind pool house; Keith took care of this.
Ray trimmed branches at entrances
Robin to send letters to residents who have tree branches occluding sidewalks, requesting that they trim the branches.
5. Work at the side yard area of park by pool is about to be completed. The sidewalk has been repaired and the yard graded. The sod is due to be completed by this weekend. Sprinkler repair completed. All of this is due to damages done by the company putting in a pool for a resident; the resident is covering the repair charges, etc.
6. Storm shelter request by resident to place a 7ft storm shelter in their back yard. Covenants state that it needs to be located 5 ft from any property line. HOA board voted and approved the storm shelter installation.
7. Movie night in July was a success with 65 people in attendance, and a peaceful evening. Board approved to host a second movie night at the pool in August which will include some type of refreshment courtesy of the HOA board
8. Adult swim; the first Thursday of adult swim had 20 residents in attendance.
9. Pool reservation policy in place but the form to reserve the pool is not showing up on the website. Robin will contact the website company to fix this.
10. Pool tarps – Mitch placed two umbrellas at pool at the picnic tables. A couple of committee members are getting bids to not just replace the tarps but to install a new type of shade covering that will have greater longevity.
11. Mitch turned in grant application for landscaping for the neighborhood entrances
12. June minutes approved
13. Treasurers report approved.

14. Need a location for the annual meeting since Francis Tuttle will not be available. NW library has large rooms for rent for only \$25. Approved to reserve a room at this library for the annual meeting next year 2026

15. Meeting adjourned at 6:45pm