

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR SEPTEMBER 25, 2025
LIVE at The Community Club House/1175 Quaker Hill Dr. at 7:00 PM

CALL TO ORDER

The meeting was called to order by Dominique Mack at 7:00 PM.

BOARD MEMBERS PRESENT

Dominique Mack
Laura Evans
Rose Gillespie
Ashley McCurry

Management- Jody Lee

BOARD MEMBERS ABSENT

Lester Simpson (Martin Lucero attended on behalf of ARHA)

POLICE/LIAISON REPORT

Sergeant Matthew O'Malley was unable to attend.

OPEN FORUM

One resident asked if the timing rules for placing and removing city composting bins at the curb are the same as those of the trash and recycling cans. She expressed concern over the wind blowing the bins, as they are smaller and lighter than the regular trash and recycle bins.

COMMITTEES/REPORTS

ARHA:

No update was provided. Dominique requested that ARHA address the landscaping needs of some of the townhomes on Quaker Hill Drive.

COVENANTS:

Ashley McCurry and Laura Evans provided the update. The committee is actively working on the redline required to make edits to the design standards and has incorporated some suggestions made by the Architectural Review Committee.

ARCHITECTURE:

Rose Gillespie provided the update. There are several applications in process and fourteen (14) have been submitted this year.

LANDSCAPING AND GROUNDS:

Caroline Morris provided the update. A walkthrough with the vendor was completed. There are three proposals for consideration during this meeting. The committee is planning for a fall cleanup day in late October or early November

PARKING:

Dominique Mack provided the update. There were some new tenants parking improperly but overall, there has been increased compliance.

The Board is looking into proposals for installing some additional signage near two visitor spaces where there are no visitor parking signs.

SNOW:

Dominique Mack provided the update. Snow contracts will be discussed in this meeting.

APPROVAL OF MINUTES

The Board reviewed the minutes from the August 28, 2025, meeting.

Ashley motioned to make an edit to the minutes to remove an erroneous mention of an amendment in the motion in the for the minutes for the previous month; Rose seconded.

Rose motioned to approve the minutes; Laura seconded. The Board Members present unanimously approved the minutes as amended (4-0-0).

FINANCIAL MANAGEMENT

- Rose Gillespie shared the August 2025 financials and Treasurer's report.
 - Most of the expenses in August related to insurance payments, ground improvements, and pool repairs. There was also annual maintenance on the fire hydrants and reserve payments for the pond.
 - One CD will mature on September 26th.

CONTRACT SERVICES/PROPOSAL

Snow Removal Proposals for Winter 2025-2026

- Three proposals were received: one from Greenhouse Cleaning Services, one from Blue Sky Landscaping LLC, and one from TWC Services LLC.

Rose motioned to approve the contract with Blue Sky for the standard contract with pre-treatment; Laura seconded. The Board Members present unanimously approved (4-0-0).

Irrigation Maintenance for 2026

- One proposal was received from Hydro-Tech Irrigation for \$800 (no increase from 2025) with an additional recommended \$150 backflow inspection.

Ashley motioned to approve the proposal; Laura seconded. The Board Members present unanimously approved (4-0-0).

Landscape Enhancements

Rose Gillespie indicated that the landscape architect recommended approving the contract now, but paying for, and planting in the spring.

- Installation of Periwinkle in three bare areas
 - One proposal was received from Marquez Landscaping LLC for \$4,940.31.

Ashley motioned to approve the proposal; Laura seconded. The Board Members present unanimously approved (4-0-0).

- Fixing bare areas by the new pond pipes with aeration and seeding
 - One proposal was received from Marquez Landscaping LLC for \$2,856.92.

Laura motioned to approve the proposal; Ashley seconded. The Board Members present unanimously approved (4-0-0).

- Installation of multiple fall plantings in areas designated by the Community Association
 - One proposal was received from Marquez Landscaping LLC for \$12,915.83.

Laura motioned to approve the proposal amended to be for Spring planting; Ashley seconded. The Board Members present unanimously approved (4-0-0).

- The Report from Four Twelve Roofing for the inspection of the Club House Chimneys was not available at the September 25th meeting. It will be considered at the October 23rd meeting.

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

There were no email votes since the last meeting.

UNFINISHED BUSINESS

The work in the Erosion Project area was completed.

NEW BUSINESS

- Open Board Position
 - There is one position opening on the Board. A call for candidates will be sent to owners in early October for the 11/20/25 Annual Meeting.
- TMP Report
 - In September 2025, one resident contributed for a total payout of \$400.

EXECUTIVE SESSION

PRIVILEGED: Laura moved to convene in Executive Session to consider personnel matters, consult with legal counsel, discuss and consider contracts, pending or probable litigation, and matters involving violations of the rules and regulations; Ashley seconded. The Board entered Executive Session at 8:11 PM.

Rose moved to move out of Executive Session; Laura seconded. The Board reconvened into General Session at 8:48 PM.

RECONVENE INTO GENERAL SESSION

Rose moved to adjourn; Laura seconded. The Board members unanimously voted to adjourn at 8:48 PM.

NEXT MEETING: Board Meeting scheduled for October 23, 2025, at 7:00 PM, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary