

QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR JUNE 25, 2026
VIA ZOOM 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
Ashley McCurry
Rose Gillespie

Management – Jody Lee
ARHA Representative – Martin Lucero

POLICE/LIAISON REPORT

- Sergeant Matthew O'Malley was not available to provide an update.

OPEN FORUM

- One homeowner stated that her neighbor's home has not been properly maintained and there has not been communication from the Board with the neighbors regarding the status of the repairs needed. Dominique explained the process for enforcement and due process and explained that this can take quite a while. She also explained that the Board is not able to discuss enforcement for one home with other owners.
- A homeowner stated that the area behind Quaker Hill Drive looks much better since the vegetation was cut back. She also stated that the curb in front of her unit, which was removed by the water company, has still not been replaced. The Community Manager reached out to her contact at the water company to remind them the repair is needed. The Board encouraged neighbors to call the water company to complain as well.

COMMITTEES/REPORTS

ARHA:

Martin Lucero had no updates. Dominique and Laura asked about several ARHA homes requiring landscaping attention. Martin stated that the residents are supposed to maintain their yards but in the event they have not, ARHA will step in to ensure the landscaping is completed.

COVENANTS:

Laura Evans and Ashley McCurry provided the update. The Committee is working to write the inspection and enforcement process and establishing a schedule and committee to conduct those inspections.

LANDSCAPING AND GROUNDS:

Caroline Morris provided the update. She asked that homeowners continue to water the plants around the pool. Rose Gillespie provided an update on her recent walkthrough with the landscaping company. She has asked to do a fall walkthrough with them to effectively budget for our next plantings. There will be some future community planting events, including for kids. Dominique asked Martin to encourage to come to these community events.

ARCHITECTURE:

There were no updates.

PARKING:

Dominique Mack provided the update. There has been an increase in double parking due to maintenance repairs and moving. While we need to be understanding of these repairs, we also need to be considerate not to inconvenience our neighbors.

SNOW:

Dominique Mack provided the update. Snow contracts will be considered in the fall.

APPROVAL OF MINUTES

The Board reviewed the minutes from the Board Meeting on May 28, 2026.

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

FINANCIAL MANAGEMENT

- Rose Gillespie shared the May 2026 financials and May Treasurer's report. The tax bill was paid, and there were some pool items paid. There was maintenance for some streetlamp repairs and electrical repairs. Spring plantings went in. Work on the Community Center was completed.
- One CD matured and was reinvested at 4% for two (2) years.

CONTRACT SERVICES/PROPOSAL

- There were no proposals or contracts to consider.
- Dominique requested that we get proposals for permanent solutions for the areas of overgrowth behind Quaker Hill Drive and Ellsworth Street.

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING

Vegetation Clean Up on Quaker Hill Drive and Ellsworth Street

- On June 5, 2026, the Board unanimously approved Marquez Landscaping to cut back vegetation behind Quaker Hill Drive for \$1,296.84.
- On June 5, 2026, the Board unanimously approved Marquez Landscaping to cut back vegetation behind Ellsworth Street for \$1,080.62.

Rose motioned to ratify the email votes; Ashley seconded. The Board Members unanimously voted to ratify the email votes (4-0-0).

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Management Approval on items up to \$1,000 without Board approval

- The Board discussed providing the Management Company with the ability to purchase items for the pool and community center of up to \$1,000 without Board approval. This will be considered each April for the following year, as part of the pool opening process.

Ashley motioned to approve; Laura seconded. The Board Members unanimously voted to approve (4-0-0).

Paving in the Community

- The Board considered the needs for re-paving the roads in the Community and the repairing concrete on the sidewalks. Due to the projected expense, the Board requested that the Community Manager seek estimates for the paving and concrete repairs and that Rose look at the budget and reserve study to determine the amount we can undertake and budget for in the coming year.

Clubhouse Rental

- One owner applied to use the clubhouse in August for a small party. The Board approved (this did not require a formal motion or vote).

TMP Report

- From June 1, 2026 – June 21, 2026, two (2) residents contributed for a total benefit payout of \$370. The balance in the account is \$4,113.

EXECUTIVE SESSION

PRIVILEGED: Rose 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; Laura seconded. The Board entered Executive Session at 8:01 PM.

Ashley moved to move out of Executive Session; Laura seconded. The Board reconvened into General Session at 9:04 PM.

RECONVENE INTO GENERAL SESSION

The Board considered approving a one-time waiver of late fees on assessments given the owner set up ACH for future payments.

Laura moved to approve the motion; Ashley seconded. The Board Members unanimously voted to approve (4-0-0).

Ashley moved to adjourn; Laura seconded. The Board members unanimously voted to adjourn at 9:06 PM.

NEXT MEETING: The next meeting is scheduled for July 23, 2026, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary