

1. The meeting was brought to order by Scott Gerloski at 6:38 pm at Bay Lane Middle School.
2. Board members in attendance – Scott Geloski, Claudia & Mike Zipperer, Jim Backes & Sally Wallner. The number of attendees was 22 with 31 proxy votes which totaled the minimum number for a quorum.
3. Scott Gerloski reviewed the purpose of the association: The Quietwood Creek Board exists to run the business of common property maintenance and enforcing the rules & regulations.
4. A door prize was then drawn and won by Peter.
5. The next order of business was to read and approve last year's meeting minutes. Carol Jilek made a motion to dispense the reading of the minutes. It was seconded and passed unanimously.
6. Scott led a discussion regarding our current lawn care company, Seasonal Services. There were numerous complaints from homeowners specifically pointing to the large green space not being maintained and the poor quality of work around the entrances to the subdivision. The weeds were out of control this past year. Scott & Mike said they would invite other companies to bid on the contract this spring. Bidding requires volunteer time to walk the grounds with a new vendor and explain our expectations.
7. The next order of business was a discussion of our ponds. Initially, the ponds were not considered part of the green space by the homeowners, however, the board has learned from the city that they are. Mike Z. found a great contractor to manage the weed control on both large ponds. Carol Jilek affirmed that the largest pond was being taken care of very well. Upon investigating a homeowner's request to maintain a third pond east of the homes on Quietwood Circle, we learned that QC is, in fact, responsible for this "basin". Mike & Claudia met with the city and they confirmed this. The city also determined that QC must remove the 3-4 trees that are blocking the drainage in this area and also treat the basin. The city and DNR will be reviewing all the drainage throughout the subdivision, since trees have matured now. Their main concern is proper drainage. One homeowner said that he has seen the DNR measuring the ponds about 3 times a year.
8. The next discussion was on the value of our newsletters. Consensus deemed them helpful, especially for new residents. Please email Sally Wallner sallywallner@yahoo.com with any additional info for the newsletters.
9. Upcoming maintenance issues planned for 2016:
 - a. Repair all our fences. Competitive bids will be solicited.
 - b. Our entrances have dying trees on the north end and the plantings are sparse. We are planning to invest in new plantings. Mel Gerloski will select things for the entrances and welcomes input from others.
 - c. Lighted entrances were discussed. The board did not have the time to do more homework with what the cost would be for these. Jeff Reedy will be looking for a contact at WE Energies about the steps that would need to be taken and costs for getting power to the entrances and Mike Zipperer will get quotes from electricians.
10. New Business - We had a lively discussion of the addition of trees in the common area at the South end of Martin/Quietwood. The end result was that adding more trees might cause surface water drainage concerns. It was determined that homeowners can put in their own trees on their lot lines.

11. Claudia prepared a written Treasurer's report and proposed budget which was available for all attendees. They had also been mailed and posted on the website. A motion was made and seconded to adopt the report and proposed budget. The vote passed unanimously.
12. Claudia discussed the detail of yearly homeowner fees. They are due by May 15, 2016. She shared with us that there consistently 4 property owners that are late paying each year. We will be stiffer with fines if dues are not paid in a timely fashion and liens will be implemented. Scott will help call the late people before liens are filed. Be mindful of volunteer's time and pay your dues on time.
13. A concern was raised with the large amount of money we have on hand. Past board members discussed the need for having a lump sum of money on hand to take care of future pond dredging. Dredging could be required by the DNR at any time they deem it necessary and funds on hand make special assessments minimal. Carol had gotten a bid of \$108,000.00 several years ago. It was decided that updated quotes should be obtained for dredging the ponds. The DNR should be able to get us a couple contractor names to contact for this. Carol Jilek made a motion to designate \$100,000 in a line item on the treasurer's report earmarked for pond dredging. If the funds are needed for managing other unexpected expenses, the board will call a special meeting to vote to use those funds on these other expenses. The motion seconded and passed. This offers a level of protection for all homeowners.
14. Trick or Treat – A motion was made and seconded to keep T or T on the Friday before Halloween. The discussion was that we could possibly match the city T or T time. Homeowners like having it on a Friday. The motion was voted on and carried with a majority vote.
15. Scott then open up any topics homeowners wanted to discuss.
 - a. A business truck is parked in a driveway. According to the bylaws, this is permissible if it's used daily. You cannot store a truck in the driveway.
 - b. Grass clippings – Some people are blowing them into the streets and ponds. This adds to the dredge in our ponds and lakes. Homeowners are responsible to clean up clippings. They cannot blow them into the street. In the past owners who violate this rule have been sent a form letter, which was ignored. Mike offered to patrol this. Scott reminded people that a written complaint must be filed against a fellow homeowner that violates this rule. The board will mail a letter and then Scott or Mike will follow-up with a phone call.
16. Scott invited all attendees to consider joining the Quietwood Creek Board – Jeff Reedy, Bruce Lindl, and Angela Audas-Anderson volunteered to be members at large. The new board will meet in February and decide amongst themselves who will hold the various offices.
17. A motion was made and seconded to adjourn at 8:45pm. The motion carried.

-Respectfully submitted by Sally Wallner

QCHOA Secretary

