

QUAIL RIDGE PROPERTY OWNERS ASSOCIATION

EXECUTIVE BOARD OF DIRECTORS

OCTOBER 18, 2021 at 6:00 pm

LOCATION: Community Clubhouse OR Join via Zoom Meeting

<https://us04web.zoom.us/j/76355550335?pwd=M1dsWXZWNXd2d2hGekV5OFdydjNlZz09>

Meeting ID: 763 5555 0335 Passcode: LNqC0j

***** DRAFT *** REGULAR SESSION MEETING AGENDA**

- I. ESTABLISH QUORUM / ROLL CALL TO ORDER / BEGIN AUDIO RECORDING**
- II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)**
- III. SECRETARY REPORT (Bonnie)**
 - A. Discuss / Act to approve AUGUST 23, 2021 Regular meeting minutes.
- IV. TREASURER REPORT (Robyne)**
 - A. Treasurer Report(s) / Acceptance of Financials
 - B. Review/Act upon adoption of 2022 Annual Operating & Reserve budget
 - C. Discuss/Act on selection of CPA to perform 2021 Audit/Tax Return
- V. REPORTS**
 - A. Landscape (Cheryl)
 - B. Management (Gerry/Jasmine)
 - 1. Review 2021 Annual Planning Calendar
 - 2. Discuss / Set 2022 Board meeting schedule
 - C. Rules & Regulations Committee (Ken)
 - 1. Review / Discuss / Possible action on R&R revision
 - D. Sidewalk Committee (Erin)
 - 1. Open/Review sealed bids / Discuss / Possible actions
- VI. UNFINISHED BUSINESS**
 - A. Discuss / Act upon proposal to replace/repair wrought iron sections at entrance/clubhouse
 - B. Bylaws Section 2 Term of Office Amendment to Owners ballot results
 - C. Discuss / Act upon XL contract
- VII. NEW BUSINESS**
 - A. Review/Renew Assessment Collection policy & Investment policy, if applicable
 - B. Discuss/Act upon Holiday Décor budget
 - C. Discuss/Act upon Holiday Security Bonuses
 - D. Set 2022 Operating/Reserve Budget Ratification Meeting for November
 - E. Discuss/Set 2022 Annual Meeting of the Membership & Election of Directors for January
 - F. Discuss/Act upon renewal of ISG Lighting contract
 - G. Discuss/Act upon renewal of Sting Alarm contract
 - H. Discuss/Act upon renewal of FrontSteps/Dwelling LIVE contract
 - I. Discuss/Act upon renewal of Performance CAM Agreement
- VIII. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)**
- IX. NEXT REGULAR BOARD MEETING – JANUARY __tbd__, 2022, 6:00pm**
- X. ADJOURN / STOP AUDIO RECORDING**