

QUAIL VALLEY COOPERATIVE
OPEN MEETING
July 11, 2017

BOARD MEMBERS PRESENT:

Steve Haynes, Debra Healy, Annie Russell, LaDonna Parker, Linda Jennings

HERITAGE MANGEMENT REPRESENTATIVE: Nicole Dittman

QUAIL VALLEY REPRESENTATIVE: Mary Werner

CALL TO ORDER: The meeting was called to order at 6:00 by Steve Haynes. All Board members and management introduced themselves.

MINUTES: The minutes were read by all members. Debra Healy moved to accept the minutes. Linda Jennings seconded the motion. The motion carried.

REPORTS: Financial Report: Nicole Dittman gave financial reports for April.

OLD BUSINESS: None

NEW BUSINESS: None

MEMBER COMMENTS:

Stephanie Epps said that she recently had two break ins; one on her patio and the second to her car. She would like to have a wood privacy fence built from the top of the north hill of Quail Valley to the fence of Madison at Woodridge all along 87th street to deter the foot traffic. The Board will consider.

Sherri Ghilardi asked if Quail Valley is under the Landlord Tenant Act. Nicole Dittman said that since the Occupancy Agreement states they have a landlord/tenant relationship, breach or non-compliance would require legal action and the courts then decide on how to address the case. Sherri also said that the grievance procedures does not list the Board of Directors as a resource. Nicole Dittman said that Quail Valley adopted the document from KHRC and if management is unable to resolve the issue it is then forwarded to the Board for resolution.

Sherri Ghilardi also asked about recycling. Steve Haynes said that the recycling issue was tabled by the Board.

Sherri Ghilardi also asked about the Bylaws. Nicole Dittman said that she will be providing redlined copy of changes from the attorney to go the Board. This issue will be addressed soon and hopefully will be ready for the annual meeting.

A question was raised about the website, Nicole said that the website should be live August 1, 2017.

Sherri Ghilardi asked about the hire for new maintenance person. Steve Haynes explained that we hired someone, but he was injured before he could start work. Management continues to look for a replacement.

Tracy Smith asked why we are not able to have wood floors. Steve Haynes explained that this issue has been looked at and discussed several times by the Board. When the units were built, they were not built to support wood floors. The floors would need to be ripped out down to the joists and be rebuilt and would be cost prohibitive.

There was also a discussion about carpet and when it could be replaced. There is a waiting list for new carpet.

Annie Russell moved to adjourn. Debra Healy seconded the motion. The motion carried and the meeting was adjourned at 6:20.