

QUAIL VALLEY COOPERATIVE  
OPEN MEETING  
March 13, 2018

BOARD MEMBERS PRESENT:

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

HERITAGE MANAGEMENT REPRESENTATIVE: Nicole Dittman

QUAIL VALLEY REPRESENTATIVE: Mary Werner

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

MINUTES: Minutes from the January 9<sup>th</sup> meeting were read by all members. Debra Healy moved to accept the minutes; Ladonna Parker seconded the motion. The motion carried.

REPORTS: Nicole Dittman gave the financial reports for December 2017 and January 2018.

OLD BUSINESS: None

NEW BUSINESS: None

MEMBER COMMENTS: Forest Fisk asked if there was a budget for playground equipment repair or replacement. Steve Haynes said that the ADA compliance law makes building a new playground very cost prohibitive to the members with new ADA handicap parking laws (possibly losing a number of parking spaces) and new sidewalks to the playground area, etc. Forest asked if it could be budgeted for the future? Nicole mentioned that there is a saving account possibility. We would need to have proposals and cost estimates. HUD has requirements regarding budgeting savings accounts.

Forest asked what the plans were for recycling bins on the premises. Steve said that we had the recycling business look at the property and there was not room for the trucks in the area. Forest suggested the island area at the south end of the property. It was discussed and decided that the area has overhead wires and would not be large enough to build a bin and for the trucks to operate.

Stacy (last name?) stated that people need to show more appreciation to the staff and be friendlier to their neighbors! We all totally agreed with her statements! Members need to help with keeping our community clean and looking good. It was mentioned that maybe more community activities would help?

Forest then asked about the equity that we have on our units when we sell. How are improvements handled at point of sale and what goes through the office and what is handled personally. Nicole explained the selling process. It was mentioned that if you do add improvements to the units that they need to be approved by the office first.

Debra Healy moved to adjourn the open meeting, Annie seconded the motion. The motion carried and the meeting was adjourned at 6:35 pm.

QUAIL VALLEY COOPERATIVE  
OPEN MEETING  
July 10, 2018

**BOARD MEMBERS PRESENT:**

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

**HERITAGE MANAGEMENT REPRESENTATIVE:** Nicole Dittman

**QUAIL VALLEY REPRESENTATIVE:** Mary Werner

**CALL TO ORDER:** The meeting was called to order at 6:04 pm by Steve Haynes.

No members were present.

**MINUTES:** Minutes from the May 8, 2018 meeting were read by all members. Debra Healy moved to accept the minutes; Annie Russell seconded the motion. The motion carried.

**REPORTS:** Nicole Dittman gave the financial reports for April 2018 and May 2018.

**OLD BUSINESS:** None

**NEW BUSINESS:** Annie asked if members are being notified when they need to clean up their yards and/or gardens. Shrubs that need to be trimmed, etc.

**MEMBER COMMENTS:** No members were present.

Annie Russell moved to adjourn the open meeting, Debra Healy seconded the motion. The motion carried and the meeting was adjourned at 6:08 pm.

# QUAIL VALLEY NEWS

AUGUST 2018

**MEMBERS ARE RESPONSIBLE FOR KEEPING THEIR INDIVIDUAL GROUND AREAS FREE OF WEEDS, UNSIGHTLY ITEMS, DEBRIS AND TRASH. PLEASE CHECK THE FRONT, SIDES, PATIOS AND BACK OF YOUR UNITS.**

**IF YOUR BASEMENT DRAIN BACKS UP YOU MUST CALL THE OFFICE IMMEDIATELY, TO LET US KNOW WHETHER THE MAIN LINE IS CLOGGED AND OTHER UNITS ARE AFFECTED. THE ONLY THING THAT SHOULD EVER BE FLUSHED DOWN THE TOLIET IS TOLIET PAPER. NEVER FLUSH BABY WIPES, KLEENEX ETC, EVEN IF IT SAYS IT IS FLUSHABLE, DO NOT FLUSH OR YOU WILL BE RESPONSIBLE FOR THE COST TO CLEAR THE LINE.**

## CREAM CHEESE ENCHILDAS

**8-10 FLOUR TORTILLAS, 1 (8oz) ROOM TEMPERATURE, DIVIDED ½ AND 1/2 PACKAGE CREAM CHEESE, 1-2 (4oz) CANS GREEN CHILES, 3 CUPS COOKED SHREDDED CHICKEN, 2 CUPS GRATED MEXICAN BLEND CHEESE, DIVIDED 1 CUP AND 1 CUP, 2 CUPS LOW SODIUM CHICKEN BROTH, 3 TBSP UNSALTED BUTTER, 3 TBSP ALL PURPOSE FLOUR, 1 TBSP LIME JUICE, 1 TSP CUMIN, ½ TSP CHILI POWDER, SALT AND PEPPER TO TASTE, CILANTRO GARNISH OPTIONAL**

- 1. PREHEAT OVEN 350 DEGREES AND LIGHTLY GREASE 9X13 BAKING DISH.**
- 2. MIX ½ OF THE CREAM CHEESE, CHICKEN, 1 CUP CHEESE, LIME JUICE, CUMIN AND CHILI POWDER, SEAN WITH SALT AND PEPPER, IF DESIRED**
- 3. TAKE 1 TORTILLA AND FILL WITH 2-3 TBSP CHICKEN MIXTURE, THEN PLACE SEAM SIDE DOWN IN BAKING DISH, REPEAT WITH REMAINING TORTILLAS AND FILLING**
- 4. IN A SAUCEPAN OVER MEDIUM-HIGH HEAT, MELT BUTTER. WHISK IN FLOUR AND COOK 2-3 MINUTES OR UNTIL GOLDEN BROWN**
- 5. SEASON WITH SALT AND PEPPER, THEN GRADUALLY WHISK IN CHICKEN BORTH AND GREEN CHILES. STIR IN REMAINING ½ CREAM CHEESE AND COOK FOR 5-7 MINUTES OR UNTIL THICKENED.**
- 6. REMOVE FROM HEAT AND POUR GREEN CHILE SAUCE OVER ENCHILDAS, TOP WITH CHEESE**
- 7. BAKE 22-25 MINUTES OR UNTIL CHEESE IS MELTED**
- 8. LET REST FOR 10-12 MINUTES**



# QUAIL VALLEY NEWS

JULY 2018

**A BIG WELCOME TO OUR NEW MAINTENANCE MAN, DONNIE! PLEASE MAKE SURE TO SAY HELLO AND INTRODUCE YOURSELF WHEN YOU SEE HIM!**

**MAINTENANCE HAS BEEN RECEIVING NUMEROUS UNNECESSARY AFTER HOURS EMERGENCY CALLS FROM THE ANSWERING SERVICE FOR NON EMERGENCIES. A FAUCET DRIP, TUB DRAINING SLOW, GARBAGE DISPOSAL NOT WORKING ETC. THEY ARE GETTING CALLED OUT FOR NO REASON AT TIMES SUCH AS A CALL THAT THE SHOWER/TUB FAUCET WILL NOT SHUT OFF. MAINTENANCE CAME OUT HERE AND NO ONE IS EVEN HOME AND NOTHING IS WRONG IN THE UNIT. MEMBERS ARE RESPONSIBLE TO PAY FOR THE OVER TIME CALL CHARGE FOR NON EMERGENCIES IF MAINTENANCE MAKE A TRIP AFTER HOURS. MAKE SURE IF YOU CALL THE ANSWERING SERVICE IT IS AN EMERGENCY.**

**HAVE A HAPPY AND SAFE 4<sup>TH</sup> OF JULY!**

**STORM DOORS ARE NOT BEING SHUT TIGHTLY AND WE ARE GETTING REPEAT CALLS OF BROKEN DOOR CLOSERS. MEMBERS ARE RESPONSIBLE TO PAY FOR DAMAGES TO THE STORM DOORS AND THE COST AND LABOR TO REPLACE A BROKEN STORM DOOR. PLEASE DOUBLE CHECK TO MAKE SURE YOUR STORM DOOR IS LATCHED BEFORE LEAVING.**

## **LOADED BAKED POTATO DIP**

**2 CUPS (16oz) REDUCED FAT SOUR CREAM, 2 CUPS SHREDDED REDUCED FAT CHEDDAR CHEESE, 8 COOKED CHOPPED BACON STRIPS, 1/3 C MINCED FRESH CHIVES, 2 TSP HOT SAUCE, HOT COOKED WAFFLE CUT FRIES**

**IN A SMALL BOWL, MIX THE FIRST FIVE INGREDIENTS UNTIL BLENDED, REFRIGERATE UNTIL SERVING. SERVE WITH WAFFLE FRIES**

**BUDGET MEETING ~ JULY 10<sup>TH</sup> 6:00 PM**

**THE EXTERMINATOR COMES IN THE AFTERNOON THE THIRD WEDNESDAY OF THE MONTH. PLEASE CONTACT THE OFFICE AS SOON AS YOU SEE ANYTHING TO GET PUT ON THE LIST.**

**HAVE A GREAT MONTH AND STAY COOL!**