

QG Rec BOD Meeting Minutes  
July 27, 2021 - 7pm (Zoom)

Present via Zoom

- Board – Jim Hepner, Bill McLean, Sallie Dickinson, Victor Santoro, and Ron Brown
- Jeremy Lemaire (JL) – Community Manager

Quorum Established – all BOD member present

Approve minutes for

- 3/23 – Ron motion to approve as is, Bill M seconds, motion passes
- 4/28 – Sallie motion to approve as is, Bill M seconds, motion passes
- 5/25 – Bill M motion to approve as is, Ron seconds, motion passes
- 6/29 – Bill M motion to approve as is, Jim seconds, motion passes

Community Manager Update – Bigger items

- Pool
  - Last month loss was ~1-2 in per day
  - More in dept logging as time went on – estimate now losing 4” a day – running water 4-6hrs/day
  - Jeremy talking to Jeff (Local); Brian from Trident (CLT) visiting this week to review
  - 90k gal pool – total capacity
  - Bathrooms an issue – had discussed with pH many times
  - Suggestion to create and use checklist or verification that it was cleaned
  - Who’s responsibility to buy supplies? Not clear who is responsible.
- Insurance Claim
  - Denied at first
  - Zach is going to follow up insurance – seemed optimistic
  - Get policy documentation from Zach – Jeremy to ask for documentation of policy and ask status of claim
  - Received letter from FEMA – Jeremy to scan and forward to board to review
- WWTP field status
  - Pipe ripped up; tilled (May); new pipe installed; need tarping (suggested by State of NC)
  - Jeremy to supply board the Sanderson list
  - Needs to be addressed
  - Weed eat immediately; and tarp; should be no vegetation
  - Should be with hoe to till
- Clubhouse Erosion
  - Gutters, downspouts, piping, and landscape to be done in the next few weeks

Finance Update

- Payment Processor been approved – owners to pay dues via ACH or their personal credit card
- Traditional manual check / snail mail / bank bill pay will still an option
- A/R – 3 folks who owe still for July
- Water increases 20% July 1<sup>st</sup> - For example of June analysis with new prices ~\$1,500 increase during prime month
- Budget is drastically lacking in many areas
- Any preventative maintenance items for WWTP for next year
- Any suggested reserves for WWTP for next year

#### Town WWTP conversation

- Is it clean?
- Does it smell?
- Negative connotation?
- Negative effect on resale?
- 30k gals now vs 400k
- Suggest getting a simple survey to all owners and discuss next week

#### CM Discussion

- Bill M makes motion to depart ways with KSL Services, LLC on 8/31; Jim seconds
- Sallie voted no all other voted yes

Open Board Seats and WWTP – shoot for Wednesday of next week

Adjourn – Bill M motions adjourn @ 9:26p; Ron seconds