

Quail Valley
LOT OWNERS' ASSOCIATION, INC.
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THE ANNUAL MEMBERSHIP MEETING OF THE QUAIL VALLEY LOT OWNERS' ASSN. INC. was held on Thursday, November 11, 2004, at 7:00 p.m. at Jenkins Auditorium at 691 W. Montrose in Clermont. Notification was by US mail, and a sign was posted at the entrance of the subdivision prior to the 48-hour deadline.

Following the agenda, Debra McGill, Manager, introduced herself, gave an overview of her responsibilities to the Association, the Board of Directors, and the lot owners. Notified owners that cost of her services are \$4.00 per month per owner, which includes services only; all other expenses of the Association are paid with Association funds.

Explained that she is responsible for maintaining all association records and day-to-day concerns. That she works under the direction of the President of the Association. If the owners have questions or concerns to contact her. If she is unable to assist, their concerns would be forwarded to the President of the association. A form was given out for concerns or questions.

Explanation of the Architectural Review Committee process was given. All were notified that if they made changes/additions to the outside of their homes, they would need to request a form, and be granted permission prior to proceeding with changes. Were also notified that if they had put up a fence, made exterior changes, etc. prior to the meeting, and did not have acceptance in writing, they would need to fill out a form. All were given the form for future use.

Reviewed all association expenditures for the current year. Current balance in the checking account is \$70,370.35.

Explained the Upgrades, retrofit, final testing and certification of the wastewater treatment plant. Costs of the services have not been finalized at this time.

The floor was opened for questions, concerns, and comments. A list of concerns was voiced, and will be forwarded to the President. All present were offered a comment form to send to the Association with ideas, concerns or questions.

Meeting was adjourned at 6:45 p.m.

Respectfully submitted by Debra McGill, Manager.