



HOMEOWNERS AT  
**QUAIL**  
— INC —  
CARMEL, CALIFORNIA

**WELCOME**

**QUAIL HOMEOWNERS  
ASSOCIATION**

**2023**

**ANNUAL MEETING AND ELECTION  
OF OFFICERS**



HOMEOWNERS AT  
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INC  
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# AGENDA

- **CALL TO ORDER**
- **THANK YOU – OUTGOING MEMBERS**
- **VOTING – NEW BOARD**
- **HOA – LOOKING BACK – 2022**
- **HOA – LOOKING FORWARD – 2023**

- =====
- **MINUTES APPROVAL**
  - **FINANCIAL UPDATE (past year)**
  - **MEMBERS FORUM**
    - 2 Story Additions Discussion
  - **PRESIDENTS UPDATE**
    - OUR ROADS & LOCAL ROAD POTENTIAL CHANGES
    - HOA WEBSITE & AUTOMATION CHANGES
  - **MEMBERSHIP UPDATE**
  - **SOCIAL ACTIVITY UPDATE**
  - **NEW BUSINESS???**



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# **THANK YOU!!!! HOA BOARD MEMBERS**



Elaine Bordogna  
TJ Protsman  
Dana Weinberg



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**A VERY SPECIAL  
THANK YOU!!!!  
RICH CHEW**





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**VOTED VIA EMAIL = 52**

**QUAIL HOA BOARD NOMINEES  
TIME TO VOTE**

- **STEVE SCHLOSS**
- **LISA PROTSMAN**
- **RAMSIN GANJI**
- **LARRY SOMERTON**
- **LISA DWELLE**
- GARY HUTCHINSON**
- MICHAEL MURRAY**
- JESSICA CANNING**
- MICHAEL MAY**



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# Quail HOA LOOKING BACK

***MEMBERSHIP 2021= 154 /163(+4/42 ASSOC) = 158***  
***MEMBERSHIP 2022= 158/163 (+6/42 ASSOC) = 164***  
***NEW HOMEOWNERS = 23 @ 100% MEMBERSHIP***  
***ROAD RENOVATION APPROVED***  
***2<sup>ND</sup> ANNUAL BLOCK PARTY – GREAT TURNOUT!***  
***ARC SUBMISSIONS: 31***



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# Quail HOA LOOKING FORWARD

***ROAD RENOVATION COMPLETE  
COORDINATE CLEANING OF QUAIL CREEKS  
REPAINT CURB ADDRESSES  
AUTOMATE HOA DATA WITH HOA WEBSITE  
REVAMP HOA DPR VIA OWNER VOTE***



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# FINANCIAL REVIEW

## 2022

	BUDGET	ACTUAL
BEGINNING BALANCE	\$24,054	
INCOME/REVENUE	\$17,000	\$16,400 -3.5%
MEETINGS	\$ 1,000	\$ 1000 0%
HOA PARTIES	\$ 8,750	\$ 5,424 -38%
DIRECTORY CREATION	\$. 3,600	\$0 -100%
STREET CLEANING	\$. 1,000	\$0 -100%
CAMERA MAINTENANCE	\$ 5,500	\$ 6,338 +15.2%
LEGAL FEES	\$ 5,000	\$ 8,428*+68.5%
TOTAL SUMMARY	\$28,171	\$25,272 -10.2%
ENDING BALANCE	\$15,666	

\*\$2,702 from 2021



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# MEMBERS FORUM

## TOPICS TO ADDRESS

**2 STORY ADDITIONS UNDER AC  
REVIEW**

**FLOODING – WHY AND WHAT  
CAN BE DONE**



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## 2 STORY ADDITIONS DISCUSSION

- ▶ **WHAT ARE THE ACTUAL RULES GOVERNING 2 STORY HOMES?**
- ▶ **ARCHECTURAL COMMITTEE'S ROLE & AUTHORITY**
- ▶ **CURRENT POSITION & INTENT OF THE AC REGARDING 2 STORY HOMES**
- ▶ **OPTIONS**
- ▶ **OPEN DISCUSSION**



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## 2 STORY ADDITIONS DISCUSSION

### Rules Governing 2 Story Structures

**“no building shall be erected, altered, placed, remodeled, or permitted to remain on any lot other than one detached single family dwelling unit not to exceed one story in height”**

**“The architectural committee may vary the requirement of this paragraph that a building not exceed one story in height by approving a construction plan for such building, submitted in accordance with Article IV, section 1 of this Declaration”**

**“The Association’s Board of Directors and Architectural Committee [also known as the Architectural Review Committee (ARC)] are delegated the responsibility to enforce the rules restrictions contained in these governing documents and further, the Architectural Committee is empowered to *“adopt, amend, and repeal rules and regulations interpreting and implementing the provisions hereof and establishing reasonable architectural standards for the subject property”***



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## **2 STORY ADDITIONS DISCUSSION**

### **Rules Governing 2 Story Structures**

**Maximum Height Restriction: 30 Feet  
(Both HOA and County)**



## 2 STORY ADDITIONS DISCUSSION

### CURRENT POSITION & INTENT OF THE ARC REGARDING 2 STORY HOMES:

- “If there were no two story homes existing at Quail, we could easily hold to the single story restriction, even with the Architectural Committee’s power to waive it. The fact that we do have six or more two story/loft homes puts us in a position where we must grant or deny waivers for other future applicants based on logical criteria”
- Market data shows single story homes are preferred
- Use, as clear as possible, criteria, based on our rules, to consider any request
- Apply those criteria fairly and evenly, without bias to every homeowner
- ARC: current criteria regarding 2 story homes;
  - Protection of privacy
  - Protection of views – home - landscaping –front - back
  - Maintain neighborhood aesthetics
- Current ARC will use these criteria to evaluate every request



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## 2 STORY ADDITIONS DISCUSSION

- ▶ **Open Discussion**
  
- ▶ **Flooding & What Can Be Done**





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## PRESIDENTS UPDATE

- ROAD RENOVATION
- LOCAL ROAD POTENTIAL CHANGES
  - OUR ROADS
  - CARMEL VALLEY ROAD
- HOA AUTOMATION (LABOR REDUCTION) & WEBSITE LINKAGE
- CSA25 UPDATE



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**MEETING ADJOURNED**