

**QUAILS NEST HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**October 7, 2024**

MEMBERS PRESENT: Andi Nault, Andrew Barker, Marques Lovato, Ila Pyatt, and Michael Morgret

MEMBERS ABSENT: Dylan Barrett

ALSO PRESENT: Jim Robson, Property Manager, Realty One Property Management, Inc.

**I.** It was determined there was a quorum of Directors present to conduct business. The meeting was called to order at 6:00 P.M.

**II. Approval of Minutes:**

“RESOLVED to approve the minutes of the Board of Directors meeting held July 1, 2024 as amended. (Motion made by Andrew Barker, seconded by Andi Nault. Motion passed unanimously)

**III. Action Taken:**

“RESOLVED to approve the financials as submitted for January to September YTD 2024. (Motion made by Andi Nault, seconded by Ila Pyatt. Motion passed unanimously.)

“RESOLVED to approve the 2025 Budget as submitted. (Motion made by Andi Nault, seconded Andrew Barker. Motion passed unanimously.)

**Homeowner’s Forum –**

Items discussed were, parking #'s parking space sizes and the trash container/enclosure

**IV. Adjournment:**

There being no further business to come before the Board, the regular Board meeting was adjourned at 7:25p.m.

The next meeting of the Board of Directors will be held on January 13, 2025 at 6:00p.m. at Edgewater Public Market.

Minutes Approved by Board:

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Position Held: \_\_\_\_\_

Date: \_\_\_\_\_