The meeting of the board of directors (the "Board") of QUAIL CREEK COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, an Arizona non-profit corporation and property owners association (the "Corporation") was called by Jack Sarsam, President of the Board, and held on April 15, 2018 at 10:00 AM in the Ball Room of the Madera Club House, Green Valley, Arizona, for the purpose of conducting regular business.

Jack Sarsam welcomed the homeowners and led the Pledge of Allegiance. He introduced the members of the Board.

Notice of this meeting had previously been duly given to the members of the Board. The meeting was called to order by Jack Sarsam, the President of the Board. The President of the Board called the roll and members of the Board present were: Jack Sarsam, President; Mark Giannonatti, Secretary; Andrea Marchus, Vice President; Connie Bandstra, Treasurer; Jeff Krueger Vice President.

A quorum being present, the Board was competent to transact business.

General Manager, Mike Taylor and Administrative Assistant, Debbie Deptula was also present.

APPROVE MINUTES

- Jeff Krueger made a motion to approve the March 2019 Minutes. Connie Bandstra seconded the motion. After discussion, Motion passed 5-0.

CHANGES TO THE AGENDA

- None.

GENERAL MANAGERS REPORT

- Mike Taylor thanked Daryl Laux for all her hard work going into the new website that should be up and running very soon. Residents will be able to login into the new QC Website using their member number.
- Mike Taylor addressed position changes beginning with Cindy Mayhle as the new QC Maintenance Manager. We are now in the process to search for an Anza Fitness Manager. Jim Gertz retired and David Alves is now the new Director of Patrol. Benjamin Castro is the new F & B Director.
- Mike Taylor made comments on the Grill: “I have received many questions regarding the loss of multiple Grill employees. It is important to know that a thorough investigation was conducted. The result of this investigation required the changes that were made in our personnel. I worked closely with the Senior Vice President of Human Resources for Robson on the investigation and a detailed report of the findings was reviewed by the Board prior to taking any action. Federal and State employment laws prohibit discussing employee issues in an open Board meeting”

FINANCIAL REPORT

- Jack Sarsam presented the preliminary financial summary for March 2019. He went over the Operations, Reserves and the 2019 Home Closing numbers.

UNFINISHED BUSINESS

- None.
NEW BUSINESS

a) Jeff Krueger motion to approve Marlene Walker as Unit 2 Representative. Connie Bandstra seconded the motion. After discussion, motion passed 5-0.

b) Connie Bandstra motion to approve Jennie Gaines as Unit 22E Representative. Jeff Krueger seconded the motion. After discussion, motion passed 5-0.

BOARD COMMENT

- Jeff Krueger wanted to thank Daryl Laux for working so hard on the CIF Election and the new website.
- Connie Bandstra announced the winner of the QC Crossing Where in the World Contest. The name that was picked and the winner of the $50 gift certificate was David Friehl.
- Jack Sarsam thanked The Election Committee and Daryl Laux for all their hard work with the CIF Election. Jack also addressed employee changes in the Grill by stating it was a HR issue and due to employment laws, we are not permitted to discuss it at an open meeting.

ADJOURNMENT

Motion to adjourn- Connie Bandstra.
Jeff Krueger seconded the motion,
All in favor
Meeting was adjourned at 10:20AM.

Mr. Jack Sarsam closed the meeting.

Respectfully submitted,
Debbie Deptula
Recording Secretary

Minutes Approved by: ______________________________
Date: ________________
# Preliminary Financial Summary

**Quail Creek POA**  
Financial Summary  
March 31, 2019

## Operations

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<tr>
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<th>MARCH</th>
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<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
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<tr>
<td>Total Operating Revenue</td>
<td>1,056,924</td>
<td>984,255</td>
<td>72,669</td>
<td>2,924,164</td>
<td>2,836,462</td>
<td>87,702</td>
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<tr>
<td>Total Cost of Sales</td>
<td>(171,619)</td>
<td>(148,813)</td>
<td>(22,806)</td>
<td>(432,778)</td>
<td>(428,958)</td>
<td>(3,820)</td>
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<tr>
<td>Total Operating Expenses</td>
<td>(732,283)</td>
<td>(758,488)</td>
<td>26,205</td>
<td>(2,075,110)</td>
<td>(2,052,762)</td>
<td>(22,348)</td>
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<tr>
<td>Surplus (Deficit) from Operations</td>
<td>153,022</td>
<td>76,954</td>
<td>76,066</td>
<td>416,276</td>
<td>354,742</td>
<td>61,534</td>
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<tr>
<td>Capital Expenditure</td>
<td>0</td>
<td></td>
<td></td>
<td>(6,869)</td>
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<tr>
<td>CY Surplus (Deficit) after Capital</td>
<td>153,022</td>
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<td>409,407</td>
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## Reserves

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<td></td>
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<td>Budget</td>
<td>Variance</td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
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<tr>
<td>Income Allocated to Reserves</td>
<td>95,349</td>
<td>95,160</td>
<td>189</td>
<td>284,258</td>
<td>284,280</td>
<td>(22)</td>
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<td>Reserve Bank Balance</td>
<td>1,515,460</td>
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## 2019 Home Closings

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<td>New Home Closings</td>
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