

Wednesday, September 11, 2019

Quail Ridge Estates II HOA Board Meeting - September Minutes

Attendees

Jeff Reeves, Betty Garland, Martha Ibos, Debbie Downing, Terry Jobe, Linda Jobe, Sonia Reeves, Paul Roberts, Carla Gates, Jerry and Cindy Quicksall, David White

Location of Meeting: Reeves' Residence

Next Meeting: 6:30PM, Wednesday, October 9th at the Christian's residence: 7144 White Tail Trail

Meeting called to order at 6:30 PM by HOA president Jeff Reeves

August meeting minutes recognized and approved unanimously by the board.

Financial Update Supplied by Betty Garland

QUAIL RIDGE II ~ AUGUST 2019 BANK STATEMENTS

OPERATING ACCOUNT

Bank Statement:

Beginning Balance 8/1	\$	645.67
Deposits	\$	5,181.90
Expenses	\$	(3,374.03)
Ending Balance 8/31	\$	2,453.54

Recap of Cleared Deposits:

MM Transfer	\$	5,000.00
Barnett	\$	181.90
Total Deposits Cleared	\$	5,181.90

Recap of Cleared Expenses & Transfers:

Accounting	\$	-
Utilities	\$	1,017.96

Landscaping-Maintenance (2 mos.)	\$	1,805.82
Stump Grinding	\$	541.25
Service Charge	\$	9.00
Total Checks Cleared	\$	3,374.03

MONEY MARKET ACCOUNT

Beginning Balance 8/1	\$	35,059.04
Interest Earned	\$	4.58
Ending Balance 8/31	\$	35,063.62

Landscape Committee Update by Sonia Reeves

- Our landscape company reported due to age and high water pressure the drip irrigation system at the entrance has broken again. Sonia is getting a price to repair and will include replacement in the 2020 budget for review.

ACC Committee Updates by Paul Roberts

- Fences are currently OK, no major problems to report.
- One ACC application was received from Al Fasol requesting that he be allowed to plant a tree on HOA property outside the brick wall behind his residence on White Tail Trail. Al is concerned about a lack of privacy on his property due to the spacing of our HOA trees and the construction across Alta Mesa. Al does not have room for a tree on his property. His request will be considered and discussed at the October meeting.

Hospitality Committee Update by Martha Ibos

- Martha investigated using the Tavolo Park Recreation building for our bi-annual all-member meeting in November. On inspection of the facility Martha felt we would be better served sticking with the Mira Vista facility. The large meeting room at Mira Vista is available November 5th and it was decided to re-schedule the all-member meeting to that date.

Budget Discussion by Jeff Reeves

- Betty Garland presented a spreadsheet comparing the 2018 year end expenses per category with our current 2019 per category expenses. Expected 2020

maintenance costs were presented by Sonia Reeves for Landscape Committee, Martha Ibos for the hospitality committee, Paul Roberts for fencing and Dave White for the gate. These estimates will be applied to the 2020 trial budget for review.

- Landscape and the gate community improvements were presented for consideration, should excess funds be available.
 - Drip system rebuild for monument beds.
 - Add electrical capability to both center peninsulas at entrance. This would enable additional entrance lighting and decorations.
 - Landscape redesign proposed in 2019.
 - Fountain at entrance.
 - Upgrade the gate remote access entry system to editable software controlled transmitters and the purchase of compatible transmitters for residents.

General Discussion by Jeff Reeves

- Jerry Quicksall asked Paul Roberts (Chairman of the ACC committee) for clarification on ACC policies and when ACC review request forms must be submitted for review. Jerry is planning to upgrade his landscape this fall. Jerry is also interested in adding trees in his back yard to improve privacy from the new Alta Mesa construction and would like to have another tree outside the wall on Alta Mesa as is being requested by Al Fasol.
- Carla Gates expressed concern over the overgrown condition of the vacant property on the North side of our community. Carla has contacted Fort Worth Code Compliance who stated they would mow it, but no one has shown up. Jeff stated he had also called on this and would call again. Carla also complained about weeds growing up through the gravel along the north fence. Sonia Reeves said the landscape company sprays weed killer on this strip every 3 weeks as part of their contract, it is due to be sprayed again next week.

Changes with Positions on HOA Board

- Terry Jobe's and Shannon Cook's director positions on the HOA board are expiring in November. Shannon will be up for reelection. After many years Terry has unfortunately elected not to serve another term.
- Sadly Jeff Reeves announced he will resign as HOA president at the beginning of the year. Jeff has one more year on his term so a replacement must be selected from the existing board members. Jeff has tentatively agreed to consider a director position on the board.