

**Quail Ridge II HOA General Meeting**  
**June 18, 2024**  
**Mira Vista Country Club**  
**7:00 pm**

The general meeting of the Quail Ridge II HOA was held at the Mira Vista Country Club at 7:00 pm on Tuesday, June 18, 2024.. The meeting was preceded by a Meet and Greet hosted by the Hospitality Committee.

**Meeting Called to Order at 7:00 pm by President David White**

**Meeting opened with Welcome by David White.**

**Introduction of and Q&A with Neighborhood Patrol Officer Philip Vasquez**

Dave White introduced the guest speaker, FWPD Officer Philip Vasquez, our neighborhood patrol officer. Officer Vasquez began his presentation with a description of the area that he serves which includes QRII and QRI. He stated that our area is generally peaceful with occasional disturbances in retail areas and with crimes of opportunity. Homeowners had several questions about traffic, racing and homelessness in the area. Officer Vasquez encouraged homeowners to report problems to Councilman Williams or Fort Worth Transportation and Public Works as appropriate. He also encouraged everyone to use the MYFort Worth app. Officer Vasquez sent his contact information and information about the app to Dave White, who distributed it in an email following the meeting.

**Financial Status and Expenditures**

Dave reported that the budget and finances are in good shape. Currently, expenditures have been less than anticipated. HOA account funds are:

Checking	\$ 2,724
Money Market	\$45,845
CD	\$23,000
TOTAL	\$71,569

A total of \$978 has been earned from interest or revenue from our money market account, the CD and the gas lease.

Dave noted two areas of savings. Water expenditures have been significantly lower due to the rainfall and zero leakage in the irrigation system. Also, the planned maintenance for the Altamesa brick fence, budgeted at \$5,000, has been postponed due to unexpectedly high repair estimates

## **Improvements and Repairs**

- Four sprinkler valves have been replaced
- Harris sprinkler controller and solar panel and batteries have been replaced.
- The leaning exit gate post has been repaired and strengthened
- The exit gate which has been sticking was repaired as part of Finn's maintenance contract
- Paul Roberts inspected the Harris parkway fence and installed retaining bolts where needed.
- Paul contacted Castle Development and requested that they stain the permanent wooden section of the fence at the end of White Tail Trail, which they did.
- Monument bed at Harris and Altamesa was damaged again and repairs were paid for by the driver's insurance company.
- An oak tree limb was struck by a tree and hanging out into Harris Parkway. Dave contacted CMG and they removed the limb.

## **Property Development**

### Development north of QRI

There has been no change. The assisted living center's contractor has pulled off the site due to financial disagreements with the owner. Bruce Aldridge contacted the owner who stated that they are still planning to continue the development with the existing contractor but it appears nothing is happening on the site.

### Hawkins townhome project

Hawkins has had the land rezoned from townhomes to neighborhood E commercial. Hawkins originally requested an F commercial zoning, and Dave complained to our councilman, Jared Williams. Hawkins then responded with a proposal of E commercial, which is more restrictive than the original zoning before the townhome change. Hawkins explained that the townhome development was not financially viable and he now plans to build medical office buildings.

### BJ's Warehouse

BJ's Warehouse is considering the property at the southeast corner of Altamesa and Harris as a possible location for a new store. Currently, the land is zoned G Commercial with a six story maximum and some restrictions on lighting and business.

Dave sent a letter to BJ's senior VP of Development and Planning. In the letter, Dave expressed concern over issues related to traffic and access to the store. There has been no response. Dave chose to write to the company directly because BJ's is not requesting a zoning change and therefore contacting the city would probably not be helpful.

## **Miscellaneous Announcement**

- Reminder that during a power outage, the exit gate automatically opens and stays open until power is restored. The entrance gate will not open.
- Garage sale is scheduled for Saturday, October 5. Joyce Parlin asked for help in advertising the garage sale. If you can help, please contact Joyce.

## **Appreciation**

Dave ended the meeting by acknowledging the work done by the HOA Board and committees:

2024 Board:: Bill Shelton, Jill Kolstad, Carla Gates and Suzie Siegel, Jim Christianson (Treasurer), Jane Hadley, (Secretary)

ACC Committee: Paul Roberts (Chair), Bruce Rehkop, John Dotson, Gretchen Underwood, Shelia Pucket (Paul plans to step down as chairman in January and a new ACC chair will be needed for next year. Paul has volunteered to stay on as a member.)

Hospitality: Martha Ibos (Chair), Carla Gates, Dorette Rehkop, Debbie Shosid, Darlene Rutledge, Joyce Parlin

Garage Sale: Joyce Parlin

Landscape: Sharen Dotson (Chair), Jane Hadley, Linda Jobe, Carla Gates, Luba Gershegoren, Christine Becker

Neighborhood Flags: Bob and Karen Kramer

## **Door Prizes**

Door prizes were awarded and the winners were Leah Keyes and Jane Hadley

**Meeting adjourned.**

**Next Board Meeting: August 12, 6:30 PM White's residence**