

Quail Ridge II HOA General Meeting
November 12, 2024
7:00PM Mira Vista Country Club

The second general meeting of the Quail Ridge II HOA was held at the Mira Vista Country Club, 7:00PM November 12, 2024. The meeting was preceded by a Meet and Greet hosted by the Hospitality Committee. There were approximately 40 members in attendance.

7:00 Meeting called to order and welcome by President David White

Review of the HOA's 2024 accomplishments and expenditures.

- Replaced the exit gate post.
- Repaired situation of exit gate failing to close. Replacement of sensor controller covered by maintenance contract no additional charges to HOA.
- Monument bed at corner Harris and Alta Mesa damaged in auto accident. Contacted the driver's insurance company, provided estimate and damage was repaired.
- As typical for the last few years we had several irrigation valves leaking causing water waste. The leaking valves were identified dug up and replaced.
- We replaced the solar battery and solar panel on the Harris irrigation controller.
- Paul Roberts performed an inspection on the Harris Parkway fence. Replaced many of the screws holding the exterior boards with oversized to prolong the life of the fence. Plans are to replace the Harris fence in 2029.
- Last spring an email sent by ACC chairman Paul Roberts to the community expressing concern over lawn not returning after winter dormancy. The letter received a positive response. Several homeowners resodding their lawns, while others fertilized and tried chemical treatments. Thank you for your actions a noticeable improvement was realized by the community's response.
- Several ACC modification requests were reviewed and occasional compliance issues worked through with homeowners.

2025 Budget.

The 2025 budget was approved by the board in October. Copies have been sent to the HOA membership's email addresses on record.

The budget is conservative with limited non-essential expenses. There is \$1750 approved by the board for a possible upgrade to the entrance center island planting and \$850 for filling holes in the common area along Harris Parkway. The parkway holes repair has not yet been voted for approval by the HOA board.

As the 2025 budget is written there is an expected \$11769 surplus at year end to be added to the HOA's existing reserve fund. The HOA's expenditures are being carefully watched in effort to build a comfortable reserve for the planned Harris fence replacement in 2029

Elections were held for the 3 open board positions.

David White was reelected as HOA president

Bill Shelton was reelected to his director position.

Kelly McGuire was elected to the expired director position formally held by Carla Gates. Carla was not running for re-election.

Bruce Aldridge gave a review of the progress on the assisted living center at the north side of our community. It appears much of the property drainage piping has been installed and the plumbing for the future buildings is about to be started. Brian Crowder asked about the projects planned landscaping facing QRE2. Bruce is going to send the concept landscape drawing to him that was earlier supplied by the developer.

Thank you to the HOAs 2024 board members and the members of our HOA's various committees, as follows:

HOA Secretary: Jane Hadley

Treasurer: Jim Christianson

Directors:

- Jill Kolstad
- Carla Gates, stepping down after serving 4 years.
- Suzie Siegal
- Bill Shelton
- Gretchen Underwood served earlier this year.

Hospitality Committee: Chairperson, Martha Ibos

Members:

- Dorette Rehkop
- Darlene Ruthledge
- Joyce Parlin
- Debbie Shosid
- Carla Gates

**Note, Martha Ibos is stepping down as hospitality chairman and Carla Gates as a hospitality committee member at the end of the year. I believe both were working hospitality projects for the neighborhood long before the committee was formed. If you see them, thank them for their good work as their efforts will be sorely missed..*

Darlene Rutledge and Debbie Shosid have volunteered to co-chair the hospitality committee in 2025. Looking forward to working with both.

2024 ACC Committee: Chairperson, Paul Roberts

Members:

- Bruce Rehkop
- John Dotson
- Shelia Pucket

2024 Landscape Committee: Chairperson, Sharen Dotson

Members:

- Jane Hadley
- Linda Jobe
- Carla Gates
- Christine Becker
- Luba Gershegoren

Other Neighborhood Volunteers projects:

- Joyce Parlin, Organizes the HOA's annual garage sale every year.
- Bob and Karen Kramer, set up the neighborhood's national holiday decorations, Veterans Day, Memorial Day and 4th of July. Many of the decorations were supplied by the Kramer's.
- Bill Shelton, maintains the bulletin board at the community exit.
- Paul Roberts and Shelly Brannon install the Christmas decorations at the HOA's entrance. They have also removed the flaking paint and repainted the decorations in preparation for this year's holiday.

Christine Becker formed the "Just the Girls" social club about a month ago. Anyone interested in joining or wanting more information, please contact Christine.

The ACC committee and Landscape committee would both like additional members. The ACC is very shorthanded. The landscape committee would like as many interested persons as available. Both of these committees are very important to the maintenance of the neighborhood. Please contact Paul Roberts if interested in joining the ACC and Sharen Dotson for interest in the landscape committee.

Thank You to all that share your time serving on the HOA's Committees and board.

It is getting dark early with the holiday's coming up. Residents will be having guests over with parking in the streets. Please drive carefully keeping an eye out for walkers and pets.