

Quail Ridge Estates II Homeowners Association Board Meeting
January 17,2026
Dave White's Residence

Members Present: Dave White, Paul Roberts, Jim Christianson, Martha Ibos, Kelly McGuire, Jill Kolstad, Sharen Dotson, Jane Hadley. **Guests:** Jon Siegel, Debbie Downing

Financial Report

Jim provided a summary of the financial report. He noted that there was approximately \$3,455 in checking, \$32,000 in savings and \$30,000 in CD. Dave stated that assessment letters will go out this week.

ACC Report

Paul Roberts reported that there was no significant activity

Announcements:

Dave announced that new homeowner, Laura Cotton, has moved into the home on White Tail Trail formerly owned by Lee and Latoya Stewart.

2026 Budget

There are two significant items pending for the 2026 budget: repairs/improvements to the entry gate and replacing the Harris Parkway fence.

Entry Gate

The board discussed the problem of the gate back up system which is not functioning. Dave had received a quote from our current contractor, Finn, to replace both gate actuators which would correct the problem. The current actuators are 20-25 years old. The actuators quoted are equipped with back up systems to allow the gates to open during a power failure. The quote also included replacement of specific original safety, electrical loop wiring and fire dept access box.

There was discussion of upgrading the system to provide more security and John Seigel Sharen Dotson had quotes from various vendors related to this. After a lengthy discussion, Sharon Dotson moved that a committee be formed to review all gate options and make a recommendation. Jane Hadley seconded and the motion passed.

The Gate Security Committee consists of Jon Siegel, Debbie Downing, Paul Roberts, Jim Christianson. Dave White. Sharen Dotson will serve as chair. The first meeting is Tuesday, January 20.

It was noted that the pedestrian gate is not working properly and Dave is checking on that.

There is also a proposal to replace the Harris Parkway fence which will be determined after the cost to repair or update the gate is known.

Harris Parkway Fence

Jim Christianson noted that depending on the board's decision related to the gate, the plans for the Harris fence may need to be altered.

The meeting adjourned.

**Next Meeting: March 10th, 2026
Location to be determined.**