

June 24, 2025 Quail Ridge II HOA meeting at Mira Vista Country Club.

Opening Welcome and discussion by HOA President David White

Brief review of the HOA's current expenses and budget. Expenses are as predicted for this time of year with slight exceptions. Water expenses are lower than expected due to the rainy spring.

The HOA's Liability and Directors / Officers insurance cost were less than budgeted, staying at last years rates.

The HOA has received \$760 in gas royalties to date. Gas royalties are not included in the budget.

The HOA experienced \$1500 in storm damage and repairs to the north end fence this spring. This damage did not exceed our unexpected maintenance expense item in the budget.

We still expect to meet or exceed our end of year reserve contribution estimates.

Plans are to replace the Harris Parkway fence in 2029. If necessary, we have the funds available to move the date forward. In the next week or two ACC Chairman Paul Roberts will be asking some home owners along Harris for access to their backyards so he can inspect the fences cross beams. Current estimate for the eventual replacement of the fence is \$38,000.

The HOA is also preparing for the eventual replacement of the gate actuators at the entrance and exit gates. We have been told by our maintenance company that due to their age some of the electrical boards and other components are no longer available from the manufacturer. Meeting members reported having problems with the keypad suspecting some of the buttons are not working reliably. Dave is going to contact the gate maintenance contractor to investigate the keypad problems.

Paul Roberts recommends the HOA have the gates and wrought iron entrance fence be painted. The entrance is looking a bit faded and worn having been last painted about 10 years ago. This will be discussed in next year's budget meetings.

The Alta Mesa wall is in good condition with minor cracks. Paul does not feel repairs are necessary at the present time or the near future.

Landscape Committee Report by Sharen Dotson

The landscape committee has been controlling landscape costs by relocating of some of our current plantings. Cactus plants that were not doing well in shady areas have been relocated to sunny beds and are doing nicely. Existing decorative rock beds were moved to the empty spot formally home of the cactus. They are also experimenting with a couple of decorative ground covers and have made small test plantings in the center islands shade locations. The committee is monitoring the new ground covers to see how well they survive, spread and look before considering a larger future planting.

Assisted Living Center Construction:

Last Week Paul and Dave spoke with the site superintendent at the West Haven Assisted living construction project. The superintendent said they are currently searching for a vendor to install fence along the back 1/3 of our northern property line. They want to use the same manufactured fence and color as Castle used for the dental office. Unfortunately, the vendor that installed the Castle fence no longer installs this type of fencing.

When a vendor is located, they want to have the vendor review the installation with the Aldridge's and Alexander's so everyone knows what to expect and avoid misunderstandings. The fence will obviously be on the property line and close to existing landscape. Also, according to the Superintendent, Castle still owns the property between the new assisted living center and the dental office. The Assisted living facility fence will run from their western property line at the creek to about the middle of the Axis Ct and the Deer Hollow alley.

Construction on Alta Mesa

The City Council's vote on zoning change ZC-25-078 for the proposed apt complex between Quail Ridge Rd and Brian Irving (behind the 7-11) was postponed from June to August 12th. Tavola is very organized against the multi-family zoning change and is planning to speak, along with representatives from Mira Vista.

Dave was told that the city is desperately in need of tax money from our area. The city promised to extend Brant Irvin Rd South as part of the deal to get Tarleton State University to build its campus in South Fort Worth. The city needs a dense tax base to pay for the road extension that Tarleton is now demanding.

Shortly after the early June city council meeting the state legislature passed and the governor signed a bill, SB 840, which allows mixed use or multi-family housing on land currently zoned residential commercial or light commercial without the necessity of a zoning change. The bill also allows conversion of commercial properties to residential in commercial zoned areas.

Dave said none of his information, other than the City Council meeting date, is official and is only his opinion, but the rules appear to be changing pretty quickly and he has no idea how it is going to shake out.

Quail Ridge II Annual Garage Sale

Joyce Parlin is organizing the Quail Ridge II garage sale again this year. The sale is planned for October 4th. Joyce will be giving additional information closer to the date.

Recognition of the Quail Ridge II Neighborhood HOA Board and Committee Members

HOA President – David White

HOA Secretary – Jane Hadley

HOA Treasurer – Jim Christianson

HOA Directors:

- Martha Ibos
- Jill Kolstad
- Suzie Siegel
- Bill Shelton

Hospitality Committee

- Co-Chairs: Darene Rutledge, Debbie Shosid
- Joyce Parlin
- Dorette Rehkop

ACC Committee

- Paul Roberts Chairman
- John Dotson
- Bruce Rehkop
- Shelia Pucket

Landscape Committee

- Sharon Dotson, Chairman
- Linda Jobe
- Carla Gates
- Luba Gershegoren
- Christine Becker
- Rosie Balbo

Fourth of July and Memorial Day Flag Decorations

- Bob and Karen Kramer

Garage Sale:

- Joyce Parlin

Christmas Decorations:

- Shelly Branon and Paul Roberts

**Special thank you to the Hospitality Committee which hosted this Mira Vista meeting, supplied refreshments and welcomed the attendees. The meeting ended with a gift certificate raffle. Winners were Kay Guthrie and Jim Keyes