

General Meeting of the Quail Ridge II Homeowners' Association
June 9, 2026
Fort Worth Academy
Revised June 19, 2026

Call to Order

Jane Hadley called the meeting to order at 7:00 pm.

Welcome and Introductions

Jane reviewed the agenda for the meeting and then introduced the board members, chair persons and new homeowners.

Report on Projects Completed to Date

Jane provided a brief review of projects completed since January.

- Gate repair: Cost was about \$14,000 to replace the operators.
- Fence Replacement: Project managed by Paul. Cost about \$30,000.
Paid for with accumulated reserves
- Organizational reorganization

Report on Planned Projects for Fall 2026

- Gate Entry Update: Board approved upgrade to the gate entry system.
This involves a new box and a new system which provides much tighter control over codes and can be used with remotes, entry at the code box or even a reader. Implementation is pending a financial review in the fall.
- Gate Painting: Paul summarized the need to paint the entry gate and explained the related ground work needed.

Financial Report

Jim Christianson

Jim reported on the financial status of the HOA. Approximately \$65,000 was carried over into 2026 with \$52,200 collected in dues in the first quarter of this year. Estimated expenses for 2026 are:

\$41,506 for ordinary expenses
\$13,872 for gate repairs completed
\$30,000 for fence replacement completed

Depending on the level of funding for the planned projects, the estimated carry over for 2027 is \$12,000.

It was noted that a resolution was passed earlier by the board establishing a \$10,000 reserve. The reserve sets aside funds, outside the normal operating expenses, to pay for unexpected expenses. Maintaining a reserve limits (but may not eliminate) the need for special assessments.

Landscape Report

Laura Cotton

Laura, the new chair of the Landscape Committee, reported on the status of the repair to the monument bed at Harris Parkway and Alta Mesa. She is waiting on the police report.

President and Board Reorganization

Jane Hadley

Jane summarized the situation that prompted the Board to undertake a reorganization plan and presented the proposed plan, asking for volunteers to serve in the needed areas.

Presidential Election

Jane Hadley

The nomination process for a new president produced one candidate, John Dotson. John was unanimously elected to serve from June 1, 2026 to December 31, 2026.

Announcements

Garage Sale is scheduled for October 3, 20206

Adjourn

Linda Curry made the motion to adjourn. It was seconded and the meeting adjourned.