

Quail Ridge Estates II Homeowners Association Board Meeting

May 13, 2025

Dotson Residence

Members Present: David White, Sharen Dotson, Jim Christianson, Martha Ibos, Paul Roberts, Jane Hadley, Bill Shelton

Financial Report: Jim reported \$58,507 in savings and \$2,479 in checking and a \$30,000 CD. Gas royalties totaling \$579 have been received and \$208 in interest earned from the savings account.

ACC Report: Paul Roberts reported that all perimeter fences are intact and that construction in the north lot adjacent to 7100 and 7101 Axis Court is progressing nicely.

No modification requests were received.

Paul suggested that the metal fencing at the entrance will need to be painted within the next two years.

Landscape Report: Sharen Dotson reported that the committee is working to find a cost effective plan to replace the grasses in the entrance median under the crepe myrtle. The grasses are failing due to the excessive shade under the trees. To date, small yuccas that were originally planted under the crepe myrtles in the front median have been transplanted to the very front of the median bed where they will get more sun. Bands of river rock were added replacing some of the grasses. The committee has focused on identifying and testing plants to replace the grasses. Oxalis and purple wintercreeper have been planted in small areas to determine their suitability.

Discussion

Dave informed the board members that our gate currently has "Amazon for Business" installed which allows Amazon to remotely open our gate for their verified deliveries. They are now expanding this service to include Door Dash, Veho and Roadie (a UPS company), deliveries. When a verified member driver is shown on gps to be at our gate with a verified delivery, Amazon will remotely open the gate. These drivers never have access to our gate codes and if there is no verified delivery Amazon will not open the gate.

The water invoices for the months December through March have been paid and are well below the budgeted amount. There have been two unexpected expenses. A section of the north fence blew over and required a \$1500 repair and an irrigation pipe repair was done at a cost of \$175.

The landscape budget was increased to \$2800 to account for plant upgrades and an insect treatment needed for the large yucca in the Harris monument bed.

The board discussed the construction activity across the street but there was no information on exactly what would be built.

Dave has been in contact with representatives from Tavolo and QRI regarding the proposed apartment complex at Alta Mesa and Quail Ridge. Dave reported that there was strong opposition to the new apartments.

Dave will contact Mike about the weeds at the north fence.

Next Meeting

General HOA Meeting

June 24 at 6:45 pm

Mira Vista Country Club