

Quail Ridge Estates II Homeowners Association
Meeting Minutes
Date: 11/13/25, 6:45 PM Location: Mira Vista Country Club

6:45 Refreshments, neighbor meet and greet

7:00 Welcome: David White

ACC Report

- All quiet, no recent ACC approval requests.
- Western 3rd of Northend fence is completed. Paul Roberts would like to add gravel between alley and fence as at the end of White Tail Trail.

Financial Report – Discussion of 2026 Budget. 2026 budget has been emailed to all residents, everyone should have received a copy

- Despite the exit gate being damaged in October (\$3800) and repairing some substantial leaks in the irrigation system (\$710) , we otherwise kept to our budget in 2025
- We expect to carry over approx. \$12,000 from our 2025 budget, giving us a total reserve of \$64,561 beginning in 2026.
- The 2026 budget shows an excess of another \$12,000 unfortunately Dave expects this money and a hefty portion of our reserves be used on major projects to be considered in 2026. (See 2026 expenditures below)

Landscape Committee Report

- In the spring the committee had CMG fill a series of holes along Harris Parkway. The holes were caused by ground settling after removal of trees or bushes in previous years.
- The Mexican grass in the center entrance island is not as vibrant a green as in previous years. This is probably due to the success and increased shade from the crepe myrtles. Last spring a test patch of purple winter creeper was added and monitored, checking for aesthetics and viability. The creeper has done very well. In September the committee added more purple creeper to the Mexican grass.

Expenditure Considerations for 2026:

Consideration is being given to moving the Harris Parkway fence replacement scheduled for 2029 to 2026. The project's estimated cost is \$38,000. The board has been asked by several home owners to speed up the replacement due to rot and sun damage on the interior of their fence sections. The board is now considering replacing the fence in 2026.

The Gate Entrance: On our gate system the exit gate opens and stays open during power failures. This emergency system is not working correctly. The back up emergency battery is not being charged and the repair components are no longer available. Due to their age and parts situation Dave White will be recommending replacement of both Gate Actuators. The existing actuators are now 25 years old. Replacement will cost approximately \$12,000. Replacement would make the gate system more reliable and correct the emergency backup issue.

Several members have asked that we install cameras at the gates. The HOA will be looking into camera systems.

Other suggestions have been made are the addition of anti piggy back barriers and a more secure entrance access box system?

FYI...Our system has the ability for the gate to be opened remotely from your phone. Anyone unfamiliar can email David White for information.

Elections

Board Elections:

- Director's position: Jill Kolstad was elected for another 2-year term.
- Director's position: Kelly McGuire was elected to the open director's position previously held by Suzie Siegle whose term expired.
- President: David White was elected to another one-year term as HOA president.

Earlier this year there were multiple complaints concerning violations of the HOA's parking policy. The problem was discussed at a previous board meeting and the area along the north fence was opened to parking. While there has been little parking along the north fence, the parking situation is much improved. Thank you.

Door Prize: The hospitality committee hosted a door prize drawing, John Siegel and Shelly Branon each won \$20.00.

Thank You to everyone that served the QRE2 HOA in 2025

Dave White - President

Jim Christianson – Treasurer

Jane Hadley – Secretary

HOA Board Members

- Bill Sheldon

- Martha Ibos
- Jill Kolstad
- Retiring board Member Suzie Siegel
- Newly elected board Member – Kelly McGuire

Paul Roberts ACC Chairman and general repairs

ACC Committee Members

- Bruce Rehkop
- Shelia Pucket
- John Dotson

Landscape Committee Chairman – Sharen Dotson

Landscape committee Members

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

Hospitality Committee Chairman – Darleen Rutledge & Debbie Shosid.

- committee member Dorette Rehkop

National Holiday Flags – Bob and Karen Kramer

Christmas Decorations at gate – Paul Roberts and Shelly Branon

Open House: Mrs. Hayes realtor is hosting an open house, 7128 White Tail Trail, Saturday and Sunday 12-2 PM. HOA's open house policy will be followed. A temporary gate code will be assigned the hours of the open house.

Adjourn