Quail Ridge II Estates
Annual General Meeting
November 10, 2026 6:30 PM
Fort Worth Academy

Meeting was called to order by John Dotson @ 6:40 pm.

Minutes: Minutes from the October 20, 2026 meeting were read by Laura Cotton. Cheryl Christianson noted a correction to be made regarding the Dues Increase: language be corrected from "…to increase the dues by $100/month per family" to "…to increase the dues by $100/year per family. Motion was made by Cheryl Christianson to approve the minutes as corrected. Second to motion by Shelly Brannon. Motion passed unanimously.

Financial: Jim Christianson presented the financial report. The total cash balance as of 10/31/26 including savings and checking is $38,657.

Jim reported that after expected operating expenses, he **estimates** the remaining balance of 2026 income (including dues, interest and oil income) at 12/31/26 to be $19,521 and reserves to be $10,378. The resulting total cash balance at year end would therefore be **approximately** $29,899.

ACC: Paul Roberts had no new requests to report.

Landscape Committee: Laura Cotton reported that funds had been received for the replacement cost of the crepe myrtle recently damaged from an auto accident.

Laura also addressed concerns as to why the driver's insurance had not fully covered repairs to the monument bed which necessitated a claim on the HOA insurance and finally resulted in the HOA absorbing $3,716 of the total repair cost.

Terry Jobe reported that the front exit gate is scheduled for repair on Thursday November 12.

Report of the Nominating Committee: Jane Hadley reported that a Nominating Committee comprised of John Dodson, Laura Cotton and Jane Hadley had met to discuss possibilities for replacing Martha Ibos and Dave White, whose terms are expiring as directors, and John Dotson, who is currently acting as interim president.

The following individuals were nominated and subsequently approved by unanimous acclamation:

Sharen Dotson, President
Shannon Cook, Director
Curtis Fortenberry, Director

The meeting was adjourned at 7:12 pm by John Dotson.

SUBJECT TO BOARD APPROVAL