

Quail Ridge Estates II Homeowners Association Board Meeting

October 14, 2025

Paul Roberts' Residence

Members Present: David White, Bill Shelton, Carla Gates, Martha Ibos, Jim Christianson, Paul Roberts, Jill Kolstad, Suzie Siegel, Jane Hadley. Darlene Rutledge, Hospitality Committee

Discussion of Gate Repair

The first item on the agenda was a discussion of the repair of the exit gate. Basic repair is estimated to be \$3600 with the future cost of replacing the aging actuators, which operate the gate, estimated at \$12,000.

Sharen Dotson had spoken with a security specialist who serves HOAs and she suggested that the board consider an upgrade to the gate technology. For more information, Sharen had arranged for a representative to meet with board members on Thursday morning at 9:00.

The board discussed the need for improvements and what type of improvements might be considered and how to pay for them.

After much discussion, the board voted to approve the basic gate repair at \$3,600 and to investigate improvements to the system including more advanced technology and cameras.

Paul Roberts offered to pursue the gate damage claim with Oncor.

Motion to Raise the Dues.

Sharen Dotson made a motion to raise the dues an additional \$50. Jim Christianson seconded the motion. A vote was taken and the motion failed.

Financial Report

Dave provided a brief summary of the financial report. A complete report will be distributed to the homeowners before the November meeting.

ACC Report

Due to time constraints, the ACC report was not addressed in the meeting, but a written report was submitted to Dave. The report is as follows:

HOA owned perimeter fences are intact except for the Exit gate which was damaged on September 29th. Construction of the masonry fence in the north lot adjacent to 7100 and 7101 Axis Court has been completed but there are at least three discrepancies. There are gaps of 16-inches between (1) the eastern end of the masonry fence and the QR II fence, (2) Diane Alexander's (7101 Axis Ct) easternmost gate post and the masonry fence, and Diane Alexander's front yard wrought iron gate and the masonry fence. David and Paul have asked the construction site manager to consider making a remedy for these deficiencies.

No modification requests were submitted this period.

Meeting Adjourned.

Next Meeting
General Meeting of All Homeowners
Thursday, November 13 6:45 PM
Mira Vista Country Club