

Quail Ridge Estates II Homeowners Association Board Meeting

Date: 08/12/2025, 6:30 PM

Location: White's Residence

Members Present: David White, Jim Christianson, Paul Roberts, Martha Ibos, Bill Shelton, Suzie Siegal, Jill Kolstad and Sharen Dotson

Financial Report: Jim Christianson: Currently we are on budget with \$83,663 in cash or CD.

ACC Updates: Paul Roberts. Paul performed an inspection on the homeowners' side of the Harris Parkway fence last month. Paul found the interior cross boards have rotted at some of the fences. Existing plans are to replace the fence in 2029. Several homeowners requested the fence be replaced sooner due to the condition. Paul inquired if the fence could be installed sooner and wrote specs for a new fence. Paul and Dave White met with CMG for suggestions and a fence replacement estimate to present to the board for consideration. Paul also reports the north property fence at the Windhaven construction site is currently being manufactured. Windhaven says installation should begin in a couple of weeks.

Landscape Committee: Sharen Dotson. All is going well with landscape. Sharen did ask if the 3 pots had been repositioned at the gate as they seem to have been moved. No one was aware of the pots being repositioned.

Sharen also commented on an incident where she confronted an obnoxious, rude delivery driver, she caught entering the neighborhood through the exit gate. There is no safety loop on the exit gate to keep the exit gate from being damaged and damaging a car entering through the exit. Please remember to give the annual vendor code when using delivery services. If you do not know the number, email Dave White at dsw6059@outlook.com.

President: David White. Windhaven's fence will run along QRE2's north property line from the northwest corner of QRE2 subdivision along the property line to about the middle of Axis Ct / Deer Hollow alley. There were two variances to the fence being constructed. The new fence will be a brown red. The color red at the dentist office end of the fence is a lighter red but this is no longer produced by the manufacturer. Also, the Aldridge's, 7100 Axis Ct, requested the Windhaven fence stop at their properties retaining wall by the creek. This would be about 7 feet short of the west property line but would avoid removing a portion of the Aldridge's retaining wall. Windhaven agreed. The HOA board and ACC committees reviewed both variances and voted unanimously not to contest these variances.

The board voted on the recommendation to move up replacement of the Harris Parkway fence. After reviewing the 2025 budget and current reserves, the board voted in principle to moving up the Harris fence replacement project. The board also asked the ACC for a formal estimate from CMG and a second vendor estimate.

The next scheduled Board of Directors Meeting: 6:30, October 13, 2025 at Paul Roberts residence