QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
November 17, 2025 – 12:30 p.m.

PRESENT: Debra Beals, Darlene Corey, Carol Gersmehl, Lindsay Flynn and Diane Bornhorst from Berkshire Hathaway Management Company. Absent: Kimberly Nower & Judy Loudin.

CALL TO ORDER: The meeting was called to order at 12:37 p.m. by Debra Beals, President.

REVIEW OF DRAFT MEETING MINUTES: August 18, 2025:

The minutes from the November 3, 2025, meeting were approved by the board via e-mail.

FINANCIAL REPORTS:

Treasurer's Report - Financials: The financials were reviewed through October 31, 2025. Darlene made a motion to approve the financials, seconded by Carol and approved by the board unanimously.

Checking Account Ending Balance:	$35,814.74
Reserve Fund (RF) Account Ending Balance:	$44,419.69
HOA Fees Income = **Buy-In-Fee Income to Reserve** **Additional Assessment Income**	$23,952.83 $749.90
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$18,638.65 $7,083.33
Total Capital Expenses	$28,200

Co-Owner Delinquency list: The board reviewed the delinquent list as of 11/17/25. Both owners are paying down their balances on a regular basis.

NEW BUSINESS:

1. Lindsay will ask MowCo to clean the gutters once more since CD Lawn Care did it too early and they are in need of cleaning again. If they are able to clean the gutters yet this year, Owners will be emailed once a date has been confirmed.

2. The board reviewed a certified request from a group of owners who requested a re-structuring of the monthly fees/assessment fees to an operating expense plus 10% model. Under this proposal, the association would reduce the reserve contribution made through the operating budget from the current 34.36% to 10% and instead shift the remaining reserve funding into the Annual Additional Assessment. After discussion, Deb made a motion to approve this model for 2026, seconded by Carol and approved by the board unanimously. The revised monthly fees and assessment fee due will be e-mailed and mailed to owners.

3. As there are not active initiatives or project on the Board's agenda, the Board agreed they would go into winter recess and meet again in March 2026. The Board will still address issues as needed by email throughout their recess.

NEXT BOARD MEETING and ADJOURNMENT:

There being no further business to come before the board, the meeting was adjourned at 2:03 p.m. The Board will meet again on March 16, 2026.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors