QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 17, 2026 – 10:00 a.m.

PRESENT: Debra Beals, Darlene Corey, Carol Gersmehl, Judy Loudin, Linda Dickey and Lindsay Flynn and Diane Bornhorst from Berkshire Hathaway Management Company.

CALL TO ORDER: The meeting was called to order at 10:02 a.m. by Debra Beals, President.

SECRETARY'S REPORT: The minutes from the July 20, 2026, meeting were reviewed by the board and approved via e-mail.

PRESIDENT'S REPORT: Deb mentioned that there are still three more years of the additional assessments. She would like to see a long-term landscaping plan as there are many bushes that need to be removed. If individual owners want to remove bushes, they simply need to submit a modification request to the board.

FINANCIAL REPORTS:

Treasurer's Report - Financials: The financials were reviewed for June and July, 2026. Deb made a motion to approve the financials, seconded by Carol and approved by the board unanimously. The following are numbers for July 31, 2026:

Checking Account Ending Balance:	$64,932.52
Reserve Fund (RF) Account Ending Balance:	$171,353.43
HOA Fees Income **Additional Assessment Income**	$17,520.28 $15,720.07
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$13,211.84 $17,315.32
Total Capital Expenses	$9,300.00

Co-Owner Delinquency list: The board reviewed the delinquent list. There are delinquent fees at month end totaling $10,487 and liens have been filed on three units. The board discussed the unit with the highest balance and whether we should start the foreclosure proceedings.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
3. Projects Planned and Completed:
   - The siding and gutter replacement at 2376/2378 Strathmore has been completed as of 7/31/26.
4. Spring Walk Around:
   - Asphalt patch repair and crack filling – TM Asphalt's quote is $7,432. Repairs will not be done to 2343-2345 Fairgrove as they are set for replacement in 2027.
   - Tree trimming & removals – the board reviewed additional quotes in addition to the $8,065 original quote from Precision - $450 for 2343 Fairgrove storm damage and

$2,350 for 2387 Mansfield, 2378 Strathmore and 2399 Wildemere for a total of $10,865.

- The board reviewed a quote from Earthworks for burying both downspouts at 2365/2367 Strathmore for $1,435. Darlene made a motion to approve, seconded by Judy and approved by the board unanimously.
- The board reviewed a quote from Kent Concrete for mudjacking at 2399 Wildemere in the amount of $1,560. Deb made a motion to approve, seconded by Carol and approved by the board unanimously.
- Porch railing replacement at 2376/2378 Strathmore – quote in process with Lyster. Lindsay will obtain additional quotes since Lyster has not responded.
- Trim and lattice repair/replacement – quote in process with several contractors
- Dennis will be working on the exterior repairs the week of August 24

NEW BUSINESS:

1. The Board discussed the MowCo contract and concerns regarding weed control services. Board members expressed the need for clearer direction regarding areas where weeding should and should not occur. The Board requested that a customer service request be submitted regarding services that were not completed. Lindsay will verify the dates and scope of landscaping services that have been performed and will update the landscaping responsibility list language for additional clarity.
2. The Board reviewed additions and revisions proposed for the Master Deed and Bylaws, utilizing recommendations contained in the Hirzel Law draft prepared in 2024. Additional review and feedback will continue.
3. The board discussed the September 21 meeting and agreed it can be canceled

The next meeting will be held on October 19 at 10 a.m.

There being no further business to come before the board, the meeting was adjourned at 12:01 p.m.

Submitted by Diane Bornhorst on behalf of the Board of Directors

Quail Run II - 2026 Income and Expenses (Projected numbers are in red)

Beginning Balance:	$ 39,057.40															
CONDO ASSOCIATION	**Jan**	**Feb**	**March**	**April**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**YTD ACTUAL**	**PROJ. TOTAL**	**BUDGET**	**VARIANCE**
Association Fees	$ 17,547.75	$ 18,133.31	$ 17,547.75	$ 17,547.75	$ 17,546.02	$ 17,547.75	$ 17,520.28	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	**$ 140,938.36**	**$ 211,129.36**	**$ 210,573.00**	$ 556.36
Buy-In Fee Income	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**	**$ 1,500.00**	**$ -**	$ 1,500.00
Assessment Fee Income	$ 535.15	$ 12.88	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 19,190.51	$ 15,720.07	$ 14,156.83	$ 13,747.16	$ -	$ -	$ -	**$ 167,657.87**	**$ 181,405.03**	**$ 180,857.00**	$ 548.03
Fine/Violation Fee Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ -**	$ -
Late Fee Income	$ 25.00	$ 100.00	$ -	$ 25.00	$ -	$ 125.00	$ 75.00	$ 88.74	$ -	$ -	$ -	$ -	**$ 438.74**	**$ 438.74**	**$ -**	$ 438.74
TOTAL INCOME	**$ 19,607.90**	**$ 18,246.19**	**$ 97,314.61**	**$ 40,016.48**	**$ 33,377.86**	**$ 36,863.26**	**$ 33,315.35**	**$ 31,793.32**	**$ 31,294.91**	**$ 17,547.75**	**$ 17,547.75**	**$ 17,547.75**	$ 310,534.97	**$ 394,473.13**	**$ 391,430.00**	$ 3,043.13
Administrative:																$ -
Legal & Professional Fees	$ -	$ -	$ -	$ -	$ -	$ 30.00	$ 30.00	$ 50.00	$ -	$ -	$ -	$ -	**$ 110.00**	**$ 110.00**	**$ 500.00**	$ (390.00)
Accounting & Tax	$ -	$ -	$ -	$ 340.83	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	**$ 340.83**	**$ 1,840.83**	**$ 2,000.00**	$ (159.17)
Management Fees	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	$ 1,260.00	**$ 10,080.00**	**$ 15,120.00**	**$ 15,120.00**	$ -
Web Page Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200.00	$ -	$ -	$ -	**$ -**	**$ 200.00**	**$ 200.00**	$ -
Office Supplies/Postage/Copies	$ 37.48	$ 14.56	$ 6.83	$ 4.28	$ 8.14	$ 37.00	$ 5.18	$ 8.02	$ 41.66	$ 41.66	$ 41.66	$ 41.74	**$ 121.49**	**$ 288.21**	**$ 500.00**	$ (211.79)
Total Administrative	**$ 1,297.48**	**$ 1,274.56**	**$ 1,266.83**	**$ 1,605.11**	**$ 1,268.14**	**$ 1,327.00**	**$ 1,295.18**	**$ 1,318.02**	**$ 1,501.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 2,801.74**	$ 10,652.32	**$ 17,559.04**	**$ 18,320.00**	$ (760.96)
																$ -
Building Maintenance:																$ -
Building Maintenance	$ 1,050.00	$ 90.00	$ -	$ 897.00	$ 3,623.00	$ 335.00	$ -	$ 800.00	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.62	**$ 6,795.00**	**$ 16,853.36**	**$ 30,175.00**	$ (13,321.64)
Asphalt Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ 5,000.00**	
Downspout/Gutter Cleaning	$ -	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,700.00	**$ 3,300.00**	**$ 8,000.00**	**$ 13,500.00**	$ (5,500.00)
Total Building Maintenance	**$ 1,050.00**	**$ 90.00**	**$ -**	**$ 4,197.00**	**$ 3,623.00**	**$ 335.00**	$ -	$ 800.00	**$ 2,514.58**	**$ 2,514.58**	**$ 4,514.58**	**$ 5,214.62**	$ 10,095.00	**$ 24,853.36**	**$ 48,675.00**	$ (23,821.64)
																$ -
Insurance:																$ -
Insurance Expense	$ -	$ -	$ -	$ 6,475.00	$ 3,254.00	$ -	$ 1,627.00	$ 1,627.00	$ 1,627.00	$ 1,627.00	$ 1,627.00	$ 1,627.00	**$ 12,983.00**	**$ 19,491.00**	**$ 17,700.00**	$ 1,791.00
Total Insurance	**$ -**	**$ -**	**$ -**	**$ 6,475.00**	**$ 3,254.00**	**$ -**	**$ 1,627.00**	**$ 1,627.00**	**$ 1,627.00**	**$ 1,627.00**	**$ 1,627.00**	**$ 1,627.00**	$ 12,983.00	**$ 19,491.00**	**$ 17,700.00**	$ 1,791.00
																$ -
Common Area Expenses:																$ -
Electricity	$ 148.62	$ 156.74	$ 157.27	$ 157.83	$ 156.81	$ 157.82	$ 158.08	$ 157.41	$ 191.66	$ 191.66	$ 191.66	$ 191.74	**$ 1,250.58**	**$ 2,017.30**	**$ 2,300.00**	$ (282.70)
Water/Sewer	$ 2,443.24	$ 2,577.95	$ 2,470.37	$ 2,476.13	$ 2,488.85	$ 2,551.19	$ 2,577.21	$ 2,940.27	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.37	**$ 20,525.21**	**$ 31,858.57**	**$ 34,000.00**	$ (2,141.43)
Garbage/Recycling	$ 906.08	$ 1,025.46	$ 1,020.97	$ 1,096.83	$ 1,137.32	$ 1,137.32	$ 1,130.04	$ 1,072.93	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,526.95**	**$ 12,526.95**	**$ 12,000.00**	$ 526.95
Pest Control	$ -	$ -	$ -	$ 686.00	$ -	$ 686.00	$ 686.00	$ -	$ -	$ 800.00	$ -	$ -	**$ 2,058.00**	**$ 2,858.00**	**$ 3,200.00**	$ (342.00)
Total Common Area Expenses	**$ 3,497.94**	**$ 3,760.15**	**$ 3,648.61**	**$ 4,416.79**	**$ 3,782.98**	**$ 4,532.33**	**$ 4,551.33**	**$ 4,170.61**	**$ 4,024.99**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,025.11**	$ 32,360.74	**$ 49,260.82**	**$ 51,500.00**	$ (2,239.18)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 3,638.33	$ 2,738.33	$ 4,763.33	$ 3,638.33	$ 4,263.33	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ -	**$ 19,041.65**	**$ 29,590.40**	**$ 28,130.00**	$ 1,460.40
Tree Trimming	$ -	$ -	$ -	$ 730.00	$ -	$ -	$ 2,100.00	$ 450.00	$ 3,000.00	$ -	$ -	$ -	**$ 3,280.00**	**$ 6,280.00**	**$ 7,000.00**	$ (720.00)
Plowing/Sidewalks Contract	$ 3,638.33	$ 3,638.33	$ 3,638.33	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,026.25	**$ 10,914.99**	**$ 15,941.24**	**$ 20,105.00**	$ (4,163.76)
Total Grounds	**$ 3,638.33**	**$ 3,638.33**	**$ 3,638.33**	**$ 4,368.33**	**$ 2,738.33**	**$ 4,763.33**	**$ 5,738.33**	**$ 4,713.33**	**$ 6,516.25**	**$ 3,516.25**	**$ 3,516.25**	**$ 5,026.25**	$ 33,236.64	**$ 51,811.64**	**$ 55,235.00**	$ (3,423.36)
TOTAL EXPENSES BEFORE RESERVE	**$ 9,483.75**	**$ 8,763.04**	**$ 8,553.77**	**$ 21,062.23**	**$ 14,666.45**	**$ 10,957.66**	**$ 13,211.84**	**$ 12,628.96**	**$ 16,184.48**	**$ 13,784.48**	**$ 14,984.48**	**$ 18,694.72**	$ 99,327.70	**$ 162,975.86**	**$ 191,430.00**	$ (28,454.14)
Reserve Expenditures	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 61,819.50	$ -	$ 10,000.00	$ -	$ -	**$ 116,294.50**	**$ 126,294.50**		
TOTAL EXPENSES INCL. RESERVE	**$ 26,641.25**	**$ 8,763.04**	**$ 8,553.77**	**$ 40,654.73**	**$ 23,091.45**	**$ 10,957.66**	**$ 22,511.84**	**$ 74,448.46**	**$ 16,184.48**	**$ 23,784.48**	**$ 14,984.48**	**$ 18,694.72**	$ 215,622.20	**$ 289,270.36**		
Transfer to Reserve Account	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	**$ 12,762.00**	**$ 19,143.00**	**$ 19,143.00**	
Transfer Assessment to Reserve	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 19,190.51	$ 15,720.07	$ 14,156.83	$ 13,747.16	$ -	$ -	$ -	**$ 167,657.87**	**$ 181,405.03**	**$ 180,857.00**	
Transfer Buy-In Fee to Reserve	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**	**$ 1,500.00**	**$ -**	
Transfer from Reserve Account	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 60,193.50	$ 1,626.00	$ 10,000.00	$ -		**$ 114,668.50**	**$ 126,294.50**		
Checking Account Balance:	**$ 45,920.45**	**$ 53,426.17**	**$ 60,824.90**	**$ 55,740.17**	**$ 57,024.49**	**$ 62,144.33**	**$ 64,932.52**	**$ 66,718.80**	**$ 68,112.82**	**$ 70,280.84**	**$ 71,248.86**	**$ 68,506.64**				
FIRST NATIONAL BANK SAVINGS:																
Beginning Balance	**$ 58,925.51**															
Reserve Contribution	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	$ 1,595.25	**$ 12,762.00**	**$ 19,143.00**	**$ 85,000.00**	
Assessment Contribution	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 19,190.51	$ 15,720.07	$ 14,156.83	$ 13,747.16	$ -	$ -	$ -	**$ 167,657.87**	**$ 181,405.03**		
Buy In Fee Income	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**	**$ 1,500.00**		
Interest Income	$ 50.40	$ 44.95	$ 57.00	$ 118.10	$ 141.25	$ 148.04	$ 175.39	$ 142.01	$ -	$ -	$ -	$ -	**$ 877.14**	**$ 877.14**		

Quail Run II - 2026 Income and Expenses (Projected numbers are in red)

Reserve Account Distribution	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 60,193.50	$ 1,626.00	$ 10,000.00	$ -	$ -	**$ 114,668.50**	**$ 126,294.50**		
Account Balance	**$ 45,079.51**	**$ 47,101.89**	**$ 128,521.00**	**$ 133,085.58**	**$ 142,228.92**	**$ 163,162.72**	**$ 171,353.43**	**$ 127,054.02**	**$ 127,023.27**	**$ 118,618.52**	**$ 120,213.77**	**$ 121,809.02**				
Reserve Expenditures Budgeted:																
Roof Replacements	$ -	$ -	$ -	$ 6,515.00	$ 6,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,390.00**	**$ 13,390.00**		
Siding/Gutters/Tuckpointing	$ 17,157.50	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,472.50	$ -	$ -	$ -	$ -	**$ 68,630.00**	**$ 68,630.00**		
Gutters/Downspouts	$ -	$ -	$ -	$ 8,007.50	$ -	$ -	$ -	$ 1,341.00	$ -	$ -	$ -	$ -	**$ 9,348.50**	**$ 9,348.50**		
Chimney Chases/Caps	$ -	$ -	$ -	$ 2,820.00	$ -	$ -	$ -	$ 4,080.00	$ -	$ -	$ -	$ -	**$ 6,900.00**	**$ 6,900.00**		
Concrete replacements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	**$ 3,300.00**	**$ 3,300.00**		
Replace Trim Boards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**		
Tree Removals	$ -	$ -	$ -	$ 2,250.00	$ 1,550.00	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 3,800.00**	**$ 13,800.00**		
Retaining Walls	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,626.00	$ -	$ -	$ -	$ -	**$ 1,626.00**	**$ 1,626.00**		
Driveways Replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,300.00	$ -	$ -	$ -	$ -	$ -	**$ 9,300.00**	**$ 9,300.00**		
TOTAL	**$ 17,157.50**	**$ -**	**$ -**	**$ 19,592.50**	**$ 8,425.00**	**$ -**	**$ 9,300.00**	**$ 61,819.50**	**$ -**	**$ 10,000.00**	**$ -**	**$ -**	$ 116,294.50	**$ 126,294.50**		