QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
April 20, 2026 – 10:00 a.m.

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

CALL TO ORDER: The meeting was called to order at 10:00 a.m. by Debra Beals, President.

PRESIDENT'S REPORT: Thank you to Lindsay and Diane for keeping the calendar of events updated on the Association's website – www.quailrun2.com The Board and Management Company have made significant strides, and continue to do so, in structural building repairs across the association community. Last year's landscaping company left the grounds across the community in disarray. One of the major assets of the QRII community are the lawns. Please be patient with the new company as they need to learn our grounds and our buildings and how to do better weed treatment in our common areas. Thank you!

FINANCIAL REPORTS:

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

Checking Account Ending Balance:		$60,824.90
Reserve Fund (RF) Account Ending Balance:		$128,521.00
HOA Fees Income = **Buy-In-Fee Income to Reserve** **Additional Assessment Income**		$17,547.75 $79,766.86
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**		$8,553.77 $1,595.25
Total Capital Expenses		$0

Co-Owner Delinquency list: The board reviewed the delinquent list. There are two owners who are delinquent – one is making payments but the other owner has not paid their assessment. Lindsay has been in communication with both owners but she will send them letters as the board would like to get their balances paid up.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
2. Quality Concrete is scheduled to replace a sidewalk section at 2405 Strathmore on June 29 at a cost of $1,350. Precision has removed the tree and will grind the stump prior to the concrete work.

3. The board reviewed a quote to remove a cherry tree at 2373 Mansfield with a damaged base for $1,550 from Precision Tree Care. Darlene made a motion to approve, seconded by Carol and approved by the board unanimously.
4. Projects Planned:
    - Five owners signed up for spring mulch which is scheduled for April 20.
    - Spring clean up was April 9 and 10
    - Mowing will be done on Tuesdays this year
    - Bush trimming is scheduled for June 17 and 18
    - Pure Green will put down fertilizer on April 21, 2026
    - Exact Pest will spray on April 22
    - Gutter cleaning and roof blowing was completed on March 31
    - Sidewalk replacement at 2365 Strathmore is scheduled for June 16 for $1,750 by Quality Concrete
    - 2403/2401 Fairgrove driveway replacement will be soon
    - Gutter covers were installed on 2373 and 2386 Mansfield on April 1 – monthly gutter cleaning has stopped and owners notified
    - 6” gutters and screens were installed at 2386 Wildemere on April 1 – monthly gutter cleaning has stopped and owners notified
    - West Michigan Roofing will replace the roof at 2402/2404 Fairgrove the week of May 4
    - West Michigan Roofing will replace the chimney chase at 2365/2367 Strathmore the week of May 4
    - Lyster will replace the siding at 2405/2407 Strathmore starting on June 8
    - Lyster will replace the siding at 2376/2378 Strathmore starting on June 18
    - The board will confirm which driveways need to be sealed when they do the spring walk around.
    - Betke will do repair on 2404 Fairgrove on April 20 and 2386 Mansfield and 2378/2376 Strathmore on May 7.
    - Quotes are in process for trim repair on Wildemere and Mansfield.

NEW BUSINESS:

1. The board reviewed a modification request from the owner of 2378 Strathmore for replacing their deck. Darlene made a motion to approve, seconded by Carol and approved by the board unanimously.
2. Water usage continues to be high for one building and the board will keep an eye on the invoices to be sure the usage doesn’t go over the budgeted amount.
3. Linda Dickey has expressed interest in being on the board. After discussion, Deb made a motion to appoint Linda to the board, seconded by Judy and approved by the board with one opposed.
4. The board discussed whether an amendment to the governing documents should be considered from the 2024 draft document that was developed prior in collaboration with Hirzel Law. A sub-committee will go through the 2024 document and make suggestions to the board at the June meeting. A simple resolution may be more appropriate depending on the nature of the requested changes.
5. The spring walk around will be on May 18 at 10 a.m. The rain date is May 20 at 10 a.m.

The next meeting will be held on June 15 at 10 a.m.

There being no further business to come before the board, the meeting was adjourned at 11:29 a.m.

Submitted by Diane Bornhorst on behalf of the Board of Directors

Board of Director’s Meeting Minutes Approved 4-22-26

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	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	**$ 88,322.58**	**$ 211,156.83**	**$ 210,573.00**	$ 583.83
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	$ 20,218.02	$ 20,218.02	$ 22,378.53	$ -	$ -	$ -	$ -	**$ 118,590.46**	**$ 181,405.03**	**$ 180,857.00**	$ 548.03
Fine/Violation Fee Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ -**	$ -
Late Fee Income	$ 25.00	$ 100.00	$ -	$ 25.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150.00**	**$ 150.00**	**$ -**	$ 150.00
TOTAL INCOME	**$ 19,607.90**	**$ 18,246.19**	**$ 97,314.61**	**$ 40,016.48**	**$ 33,377.86**	**$ 37,765.77**	**$ 37,765.77**	**$ 39,926.28**	**$ 17,547.75**	**$ 17,547.75**	**$ 17,547.75**	**$ 17,547.75**	**$ 208,563.04**	**$ 394,211.86**	**$ 391,430.00**	$ 2,781.86
Administrative:																$ -
Legal & Professional Fees	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ 500.00**	**$ 500.00**	$ -
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	**$ 6,300.00**	**$ 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	$ 41.66	$ 41.66	$ 41.66	$ 41.66	$ 41.66	$ 41.66	$ 41.74	**$ 71.29**	**$ 362.99**	**$ 500.00**	$ (137.01)
Total Administrative	**$ 1,297.48**	**$ 1,274.56**	**$ 1,266.83**	**$ 1,605.11**	**$ 1,268.14**	**$ 2,001.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 2,801.74**	$ 6,712.12	**$ 18,023.82**	$ 18,320.00	$ (296.18)
Building Maintenance:																$ -
Building Maintenance	$ 1,050.00	$ 90.00	$ -	$ 897.00	$ 3,623.00	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.62	**$ 5,660.00**	**$ 23,262.10**	**$ 30,175.00**	$ (6,912.90)
Asphalt Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ 5,000.00**	
Downspout/Gutter Cleaning	$ -	$ -	$ -	$ 3,300.00	$ -	$ 2,700.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 2,000.00	$ 2,700.00	**$ 3,300.00**	**$ 11,500.00**	**$ 13,500.00**	$ (2,000.00)
Total Building Maintenance	**$ 1,050.00**	**$ 90.00**	**$ -**	**$ 4,197.00**	**$ 3,623.00**	**$ 5,214.58**	$ 2,714.58	$ 2,714.58	**$ 2,714.58**	**$ 2,714.58**	**$ 4,514.58**	**$ 5,214.62**	$ 8,960.00	**$ 34,762.10**	$ 48,675.00	$ (13,912.90)
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	**$ 9,729.00**	**$ 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**	$ 9,729.00	**$ 19,491.00**	$ 17,700.00	$ 1,791.00
Common Area Expenses:																$ -
Electricity	$ 148.62	$ 156.74	$ 157.27	$ 157.83	$ 156.81	$ 191.66	$ 191.66	$ 191.66	$ 191.66	$ 191.66	$ 191.66	$ 191.74	**$ 777.27**	**$ 2,118.97**	**$ 2,300.00**	$ (181.03)
Water/Sewer	$ 2,443.24	$ 2,577.95	$ 2,470.37	$ 2,476.13	$ 2,488.85	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.37	**$ 12,456.54**	**$ 32,289.89**	**$ 34,000.00**	$ (1,710.11)
Garbage/Recycling	$ 906.08	$ 1,025.46	$ 1,020.97	$ 1,096.83	$ 1,137.32	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 5,186.66**	**$ 12,186.66**	**$ 12,000.00**	$ 186.66
Pest Control	$ -	$ -	$ -	$ 686.00	$ -	$ 800.00	-	$ 800.00	$ -	$ 800.00	$ -	$ -	**$ 686.00**	**$ 3,086.00**	**$ 3,200.00**	$ (114.00)
Total Common Area Expenses	**$ 3,497.94**	**$ 3,760.15**	**$ 3,648.61**	**$ 4,416.79**	**$ 3,782.98**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,025.11**	$ 19,106.47	**$ 49,681.52**	$ 51,500.00	$ (1,818.48)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 3,638.33	$ 2,738.33	$ 4,538.33	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ -	**$ 6,376.66**	**$ 28,496.24**	**$ 28,130.00**	$ 366.24
Tree Trimming	$ -	$ -	$ -	$ 730.00	$ -	$ -	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	**$ 730.00**	**$ 7,730.00**	**$ 7,000.00**	$ 730.00
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**	**$ 4,538.33**	**$ 10,516.25**	**$ 3,516.25**	**$ 3,516.25**	**$ 3,516.25**	**$ 3,516.25**	**$ 5,026.25**	$ 18,021.65	**$ 52,167.48**	$ 55,235.00	$ (3,067.52)
TOTAL EXPENSES BEFORE RESERVE	**$ 9,483.75**	**$ 8,763.04**	**$ 8,553.77**	**$ 21,062.23**	**$ 14,666.45**	**$ 16,579.56**	**$ 20,184.48**	**$ 13,984.48**	**$ 13,184.48**	**$ 13,984.48**	**$ 14,984.48**	**$ 18,694.72**	$ 62,529.24	**$ 174,125.92**	**$ 191,430.00**	$ (17,304.08)
Reserve Expenditures	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ 59,292.50	$ -	$ 9,300.00	$ 10,000.00	$ -	$ -	$ -	**$ 45,175.00**	**$ 123,767.50**		
TOTAL EXPENSES INCL. RESERVE	**$ 26,641.25**	**$ 8,763.04**	**$ 8,553.77**	**$ 40,654.73**	**$ 23,091.45**	**$ 75,872.06**	**$ 20,184.48**	**$ 23,284.48**	**$ 23,184.48**	**$ 13,984.48**	**$ 14,984.48**	**$ 18,694.72**	$ 107,704.24	**$ 297,893.42**		
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	**$ 7,976.25**	**$ 19,143.00**	**$ 19,143.00**	
Transfer Assessment to Reserve	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 20,218.02	$ 20,218.02	$ 22,378.53	$ -	$ -	$ -	$ -	**$ 118,590.46**	**$ 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	$ 59,292.50	$ -	$ 9,300.00	$ 10,000.00	$ -	$ -		**$ 45,175.00**	**$ 123,767.50**		
Checking Account Balance:	**$ 45,920.45**	**$ 53,426.17**	**$ 60,824.90**	**$ 55,740.17**	**$ 57,024.49**	**$ 56,397.43**	**$ 52,165.45**	**$ 54,133.47**	**$ 56,901.49**	**$ 58,869.51**	**$ 59,837.53**	**$ 57,095.31**				
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	**$ 7,976.25**	**$ 19,143.00**	**$ 85,000.00**	
Assessment Contribution	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 20,218.02	$ 20,218.02	$ 22,378.53	$ -	$ -	$ -	$ -	**$ 118,590.46**	**$ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 411.70**	**$ 411.70**		
Reserve Account Distribution	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ 59,292.50	$ -	$ 9,300.00	$ 10,000.00	$ -	$ -	$ -	**$ 45,175.00**	**$ 123,767.50**		
Account Balance	**$ 45,079.51**	**$ 47,101.89**	**$ 128,521.00**	**$ 133,085.58**	**$ 142,228.92**	**$ 84,531.67**	**$ 86,126.92**	**$ 78,422.17**	**$ 70,017.42**	**$ 71,612.67**	**$ 73,207.92**	**$ 74,803.17**				
Reserve Expenditures Budgeted:																
Roof Replacements	$ -	$ -	$ -	$ 6,515.00	$ 6,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,390.00**	**$ 13,390.00**		
Siding/Gutters	$ 17,157.50	$ -	$ -	$ -	$ -	$ 51,472.50	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,157.50**	**$ 68,630.00**		
Gutters/Downspouts	$ -	$ -	$ -	$ 8,007.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,007.50**	**$ 8,007.50**		
Chimney Chases/Caps	$ -	$ -	$ -	$ 2,820.00	$ -	$ 2,820.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,820.00**	**$ 5,640.00**		
Concrete replacements	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ 5,000.00**		
Replace Trim Boards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**		
Tree Removals	$ -	$ -	$ -	$ 2,250.00	$ 1,550.00	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	**$ 3,800.00**	**$ 13,800.00**		
Driveways Replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,300.00	$ -	$ -	$ -	$ -	**$ -**	**$ 9,300.00**		
TOTAL	**$ 17,157.50**	**$ -**	**$ -**	**$ 19,592.50**	**$ 8,425.00**	**$ 59,292.50**	**$ -**	**$ 9,300.00**	**$ 10,000.00**	**$ -**	**$ -**	**$ -**	**$ 45,175.00**	**$ 123,767.50**		