

QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
September 15, 2025 – 10:00 a.m.

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

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

REVIEW OF DRAFT MEETING MINUTES: August 18, 2025:

The minutes from the August 18, 2025, meeting were reviewed by the board and approved via e-mail on August 28, 2025.

PRESIDENT'S REPORT:

Hello QRII Community,

There is a whole lot of disruption going on in our community! Between the sewer/road project, the gas line upgrade and all this rain, a lot of us are just staying home. But for many who have appointments that can't be changed, improvising on how to get out of here is tricky and understandable. At least the garbage/recycling is getting picked up now (knock on wood)! It is great to see neighbors helping neighbors during this time of flux.

There is nothing new to report. We hope to see you all at the annual meeting on November 17th. Watch for information regarding the annual meeting in your mail.

Thank you. Take care,

Deb Beals

FINANCIAL REPORTS:

Treasurer's Report - Water Usage: The water usage at Unit 19 and 20 has been consistently high and the owners will be notified to check their toilets, etc. The Board agreed that they will not require usage charge backs this month as the overall community usage is below average but that those above average will be contacted so they are aware that charge backs may be implemented in the future if the usage continues to be high.

Treasurer's Report - Financials: The financials were reviewed through August 31, 2025. Kimberly, Treasurer, looked the financials over and everything looked good. Deb made a motion to approve the financials, seconded by Carol and approved by the board unanimously.

Checking Account Ending Balance:	\$42,539.50
Reserve Fund (RF) Account Ending Balance:	\$68,577.53
HOA Fees Income =	\$22,935.61
Buy-In-Fee Income to Reserve =	\$0
Additional Assessment Income =	\$11,126.00
Total Operating Expenses:	\$12,667.94
Transfer \$ from Checking into Reserve Fund:	\$18,209.33
Total Capital Expenses	\$62,546.46

Co-Owner Delinquency list: The board reviewed the delinquent list as of 9/15/25. Unit 20 is on a payment plan and has agreed to make payments of \$250 per week until their balance is satisfied which will hopefully be by 9/30/2025. Unit 34 hopes to have their balance paid by year end but continues to make a partial monthly payment.

OLD BUSINESS:

1. Outstanding Maintenance – 2025 Projects:

- CD Lawn's quote for mulch is \$125 per owner. There were 3 owners who signed up but with the road work, CD has been unable to install the mulch. The Board noted that weeds have not been pulled. Lindsay will contact CD to request this work be done.
- The board reviewed two quotes for gutters/screens for the three units that are being cleaned monthly at \$300 per month. They agreed that this should be considered during budget planning to see if replacement would be more cost effective then continually cleaning.
- The driveway replacements at 2303 and 2404 Mansfield have been scheduled for September 28 and 29, 2025, pending the road work has been completed by the Township. Lindsay will stay in contact with Wyoming Asphalt to confirm once the road work is done and they can get into the area to replace the driveways.
- The maintenance log was reviewed by the board.
- The deck and siding repair at 2400 Wildemere from the storm damage will be fully completed by Adam Garland by 10/20/2025 for \$4,750.
- The tree work in the amount of \$35,645 begins during the week of September 8th by Precision Tree Care. With the road work in process, the contractor may have to come and go over the month of September to complete all work necessary.
- Dennis Brewer plans to have all spring walk-around repairs completed by November 15.
- The retaining wall replacement at 2386 Mansfield is scheduled with Earth Works for September 22.
- The board reviewed quotes for sidewalk replacement at 2365 Strathmore for budget planning based on findings from the Spring 2025 walk around. The Board agreed they would look at all concrete during the spring walk around in 2026 and determine other areas that need replacement so all work can be done at one time.
- The board reviewed a quote for replacing the driveway at 2403-2401 Fairgrove and agreed that this project should be prioritized with 2026 budget planning.
- Other exterior issues identified during the 2025 Spring walk around include replacing the shake (vinyl) & block corners at 2384-2386 Wildemere to which West Michigan Roofing (WMR) quoted \$8,720; Removing the lattice & side at 2400/2401 Wildemere which WMR

quoted \$5,840 and remove lattice and side at 2398 Wildemere which WMR quoted \$7,000. Additional quotes are in process while the Board works to prioritize projects for the 2026 budget. Additionally, the trim boards around all Wildemere units including chimney trim remains on the action list and will hopefully be prioritized in 2026. At this time, the board agreed these are mostly cosmetic repairs and would review the urgency of all work needed as they work to finalize the 2026 budget.

- The owner of 2367 Strathmore made a request for the Board to consider replacing their garage door despite the amendment being passed. The board said they only had five garage doors slated for replacement in 2025, which was approved when the budget was developed in 2024. The Board agreed to honor the 2025 budget that was approved prior to the amendment but that all garage doors going forward will be the responsibility of the owner as the Association cannot afford to continue to replace all the remaining doors within the Association.

2. Master Deed Amendment – All mortgage lenders were mailed notice, none have been received back as of yet. If no responses are received, the amendment will be recorded on October 1, 2025

NEW BUSINESS:

1. The annual meeting will be held November 17 at 6:00 p.m. at the Oshtemo Community Center. The north hall has been booked. The board reviewed a sample election ballot. The 2-year terms for Deb, Kimberly and Carol will all come due in November 2025. Lindsay will send an e-mail asking if any other owners are interested in running for the board.
2. The board requested Lindsay to send notice to an owner to address two concerns: 1. A vehicle was witnessed to be driving on the grass around the unit – no driving on the grass is allowed to prevent damage to the turf and irrigation system. 2. There is ample cut wood stored on the deck. The owner will be fully responsible for any termite or carpenter ant treatment that may be needed to either their unit or their neighboring units as wood stored close to the building is not recommended and can attract wood destroying insects.
3. The board reviewed the proposed 2026 Budget and the Capital Expenditure Budget. The board will finalize the budget at their October meeting and determine the special assessment amount for 2026. Once the budget has been finalized, it will be mailed with the Annual Meeting packet in advance of the Annual Meeting to all Co-Owners.

NEXT BOARD MEETING and ADJOURNMENT:

The Board of Directors will meet next on October 20, 2025, at 10:00 a.m. at the Berkshire Hathaway office. The meeting was adjourned at 12:14 p.m. The board does not plan to meet in December, January or February.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors

Quail Run II - 2025 Income and Expenses (Projected numbers are in red)

Beginning Balance:	\$ 1,000.00																
CONDO ASSOCIATION	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD ACTUAL	PROJ. TOTAL	BUDGET	VARIANCE	
Parkview Hills Year End	\$ 34,863.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,863.39	\$ -	\$ -	\$ -	
Association Fees	\$ 21,605.88	\$ 26,035.21	\$ 24,073.59	\$ 23,607.59	\$ 23,289.50	\$ 25,949.89	\$ 24,377.79	\$ 22,935.61	\$ 25,406.85	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 191,875.06	\$ 290,139.40	\$ 291,430.00	\$ (1,290.60)	
Buy-In Fee Income	\$ -	\$ -	\$ -	\$ 1,810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.00	\$ 1,810.00	\$ -	\$ 1,810.00	
Assessment Fee Income	\$ -	\$ -	\$ 47,234.94	\$ 10,098.63	\$ 7,746.35	\$ 12,377.65	\$ 9,316.56	\$ 11,126.00	\$ 2,099.87	\$ -	\$ -	\$ -	\$ 97,900.13	\$ 100,000.00	\$ 100,000.00	\$ (0.00)	
Fine/Violation Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Late Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.00	\$ -	\$ 25.52	\$ -	\$ -	\$ -	\$ -	\$ 200.52	\$ 200.52	\$ -	\$ 200.52	
TOTAL INCOME	\$ 21,605.88	\$ 26,035.21	\$ 71,308.53	\$ 35,516.22	\$ 31,035.85	\$ 38,502.54	\$ 33,694.35	\$ 34,087.13	\$ 27,506.72	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 291,785.71	\$ 392,149.92	\$ 391,430.00	\$ 719.92	
Administrative:																\$ -	
Legal & Professional Fees	\$ 5.00	\$ 1,775.50	\$ 2,065.00	\$ 2,895.00	\$ 2,013.00	\$ 2,640.69	\$ 2,901.50	\$ 165.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 14,460.69	\$ 16,960.69	\$ 7,500.00	\$ 9,460.69	
Accounting & Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	\$ (1,900.00)	
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	\$ 105.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105.87	\$ 105.87	\$ -	\$ 105.87	
Office Supplies/Postage/Copies	\$ 523.75	\$ 22.39	\$ 132.87	\$ 6.90	\$ 156.31	\$ (3.88)	\$ 143.62	\$ 18.88	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.63	\$ 1,000.84	\$ 1,067.48	\$ 200.00	\$ 867.48	
Total Administrative	\$ 1,894.62	\$ 3,057.89	\$ 3,457.87	\$ 4,161.90	\$ 3,429.31	\$ 3,896.81	\$ 4,305.12	\$ 1,443.88	\$ 1,901.67	\$ 1,901.67	\$ 1,901.67	\$ 1,901.63	\$ 25,647.40	\$ 33,254.04	\$ 24,720.00	\$ 8,534.04	
Building Maintenance:																\$ -	
Building Maintenance	\$ 357.31	\$ 105.90	\$ 217.29	\$ 2,535.00	\$ 825.00	\$ 10,430.40	\$ 700.00	\$ 365.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 15,535.90	\$ 21,535.90	\$ 18,000.00	\$ 3,535.90	
Downspout/Gutter Cleaning	\$ 97.36	\$ -	\$ 2,200.00	\$ 300.00	\$ -	\$ 2,500.00	\$ 600.00	\$ 300.00	\$ 2,200.00	\$ -	\$ 2,200.00	\$ -	\$ 5,997.36	\$ 10,397.36	\$ 8,800.00	\$ 1,597.36	
Total Building Maintenance	\$ 454.67	\$ 105.90	\$ 2,417.29	\$ 2,835.00	\$ 825.00	\$ 12,930.40	\$ 1,300.00	\$ 665.00	\$ 3,700.00	\$ 1,500.00	\$ 3,700.00	\$ 1,500.00	\$ 21,533.26	\$ 31,933.26	\$ 26,800.00	\$ 5,133.26	
Insurance:																\$ -	
Insurance Expense	\$ -	\$ -	\$ 4,033.25	\$ 1,304.50	\$ 1,588.00	\$ 1,389.00	\$ 1,389.00	\$ 1,389.00	\$ 1,588.00	\$ 1,588.00	\$ 1,588.00	\$ 1,588.00	\$ 11,092.75	\$ 17,444.75	\$ 23,000.00	\$ (5,555.25)	
Total Insurance	\$ -	\$ -	\$ 4,033.25	\$ 1,304.50	\$ 1,588.00	\$ 1,389.00	\$ 1,389.00	\$ 1,389.00	\$ 1,588.00	\$ 1,588.00	\$ 1,588.00	\$ 1,588.00	\$ 11,092.75	\$ 17,444.75	\$ 23,000.00	\$ (5,555.25)	
Common Area Expenses:																\$ -	
Electricity	\$ 311.67	\$ 153.68	\$ 155.25	\$ 155.71	\$ 155.89	\$ 155.36	\$ 155.61	\$ 153.31	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.37	\$ 1,396.48	\$ 2,129.84	\$ 2,200.00	\$ (70.16)	
Water/Sewer	\$ 2,571.74	\$ 2,629.69	\$ 2,410.99	\$ 2,294.58	\$ 2,821.88	\$ 2,311.92	\$ 2,698.55	\$ 2,634.61	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 20,373.96	\$ 31,683.96	\$ 33,930.00	\$ (2,246.04)	
Garbage/Recycling	\$ 1,393.07	\$ 1,397.83	\$ 335.78	\$ 885.94	\$ 872.62	\$ 877.62	\$ 872.71	\$ 884.01	\$ 885.94	\$ 885.94	\$ 885.94	\$ 885.94	\$ 7,519.58	\$ 11,063.34	\$ 19,395.00	\$ (8,331.66)	
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 675.00	\$ -	\$ 2,370.00	\$ -	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 3,045.00	\$ 3,545.00	\$ 1,500.00	\$ 2,045.00	
Total Common Area Expenses	\$ 4,276.48	\$ 4,181.20	\$ 2,902.02	\$ 3,336.23	\$ 4,525.39	\$ 3,344.90	\$ 6,096.87	\$ 3,671.93	\$ 4,021.77	\$ 4,021.77	\$ 4,021.77	\$ 4,021.81	\$ 32,335.02	\$ 48,422.14	\$ 57,025.00	\$ (8,602.86)	
Grounds:																\$ -	
Landscaping/Mowing Contract	\$ -	\$ -	\$ -	\$ 5,291.88	\$ 4,804.38	\$ 5,048.13	\$ 1,518.13	\$ 5,048.13	\$ 5,860.63	\$ 5,860.63	\$ 5,860.59	\$ -	\$ 21,710.65	\$ 39,292.50	\$ 46,885.00	\$ (7,592.50)	
Tree Trimming/Removal	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ -	\$ 1,220.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ 4,170.00	\$ 4,170.00	\$ 6,000.00	\$ (1,830.00)	
Plowing/Sidewalks Contract	\$ 4,081.25	\$ 4,081.25	\$ 4,081.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 12,243.75	\$ 17,743.75	\$ 22,000.00	\$ (4,256.25)	
Total Grounds	\$ 4,081.25	\$ 4,081.25	\$ 4,081.25	\$ 5,291.88	\$ 7,304.38	\$ 5,048.13	\$ 2,738.13	\$ 5,498.13	\$ 5,860.63	\$ 5,860.63	\$ 5,860.59	\$ 5,500.00	\$ 38,124.40	\$ 61,206.25	\$ 74,885.00	\$ (13,678.75)	
TOTAL EXPENSES BEFORE RESERVE	\$ 10,707.02	\$ 11,426.24	\$ 16,891.68	\$ 16,929.51	\$ 17,672.08	\$ 26,609.24	\$ 15,829.12	\$ 12,667.94	\$ 17,072.07	\$ 14,872.07	\$ 17,072.03	\$ 14,511.44	\$ 128,732.83	\$ 192,260.44	\$ 206,430.00	\$ (14,169.56)	
Reserve Expenditures	\$ -	\$ 17,061.00	\$ -	\$ 19,227.50	\$ -	\$ 21,676.80	\$ 26,337.50	\$ 62,546.46	\$ 10,000.00	\$ 36,450.00	\$ -	\$ -	\$ 146,849.26	\$ 192,260.44			
TOTAL EXPENSES INCL. RESERVE	\$ 10,707.02	\$ 28,487.24	\$ 16,891.68	\$ 36,157.01	\$ 17,672.08	\$ 48,286.04	\$ 42,166.62	\$ 75,214.40	\$ 27,072.07	\$ 51,322.07	\$ 17,072.03	\$ 14,511.44	\$ 275,582.09	\$ 255,956.51			
Transfer to Reserve Account	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.37	\$ 56,666.64	\$ 85,000.00	\$ 85,000.00		
Transfer Assessment to Reserve	\$ -	\$ -	\$ 47,234.94	\$ 10,098.63	\$ 7,746.35	\$ 12,377.65	\$ 9,316.56	\$ 11,126.00	\$ 2,099.87	\$ -	\$ -	\$ -	\$ 97,900.13	\$ 100,000.00	\$ 100,000.00		
Transfer Buy-In Fee to Reserve	\$ -	\$ -	\$ -	\$ 1,810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.00	\$ 1,810.00	\$ -		
Transfer from Reserve Account	\$ -	\$ 17,061.00	\$ -	\$ 19,227.50	\$ -	\$ -	\$ 48,014.30	\$ 62,546.46	\$ 10,000.00	\$ 36,450.00			\$ 146,849.26	\$ 193,299.26			
Checking Account Balance:	\$ 39,678.92	\$ 47,204.56	\$ 47,303.14	\$ 46,897.89	\$ 45,431.98	\$ 16,187.50	\$ 39,329.64	\$ 42,539.50	\$ 43,790.95	\$ 46,121.38	\$ 46,251.85	\$ 48,942.87					
FIRST NATIONAL BANK SAVINGS:																	
Beginning Balance	\$ 1,000.00																
Final from Parkview Hills	\$ 57,132.55																
Reserve Contribution	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.37	\$ 56,666.64	\$ 85,000.00	\$ 85,000.00		
Assessment Contribution	\$ -	\$ -	\$ 47,234.94	\$ 10,098.63	\$ 7,746.35	\$ 12,377.65	\$ 9,316.56	\$ 11,126.00	\$ 2,099.87	\$ -	\$ -	\$ -	\$ 97,900.13	\$ 100,000.00			
Buy In Fee Income	\$ -	\$ -	\$ -	\$ 1,810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810.00	\$ 1,810.00			
Interest Income (includes Dec.'24)	\$ 40.18	\$ 68.05	\$ 72.91	\$ 120.95	\$ 124.01	\$ 135.45	\$ 182.02	\$ 173.90	\$ -	\$ -	\$ -	\$ -	\$ 917.47	\$ 917.47			
Reserve Account Distribution	\$ -	\$ 17,061.00	\$ -	\$ 19,227.50	\$ -	\$ -	\$ 48,014.30	\$ 62,546.46	\$ 10,000.00	\$ 36,450.00	\$ -	\$ -	\$ 146,849.26	\$ 193,299.26			
Transfer to Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Account Balance	\$ 65,256.06	\$ 55,346.44	\$ 109,737.62	\$ 109,623.03	\$ 124,576.72	\$ 144,173.15	\$ 112,740.76	\$ 68,577.53	\$ 67,760.73	\$ 38,394.06	\$ 45,477.39	\$ 52,560.76					
Reserve Expenditures Budgeted:																	
Roof Replacements	\$ -	\$ 3,369.20	\$ -	\$ -	\$ -	\$ 13,476.80	\$ -	\$ 7,779.26	\$ -	\$ -	\$ -	\$ -	\$ 24,625.26	\$ 24,625.26			
Siding Replacements	\$ -	\$ 11,493.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,972.00	\$ -	\$ -	\$ -	\$ -	\$ 57,465.00	\$ 57,465.00			
Gutters/Downspouts	\$ -	\$ 677.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,709.60	\$ -	\$ -	\$ -	\$ -	\$ 3,387.00	\$ 3,387.00			
Chimney Chases/Caps	\$ -	\$ 1,521.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,085.60	\$ -	\$ -	\$ -	\$ -	\$ 7,607.00	\$ 7,607.00			
Deck Replacements	\$ -	\$ -	\$ -	\$ 19,227.50	\$ -	\$ -	\$ 19,432.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,660.00	\$ 38,660.00			
Garage Doors Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,200.00	\$ 8,200.00			
Replace Trim Boards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Tree Removals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,905.00	\$ -	\$ -								