

**QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
May 19, 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 10:03 a.m. by Debra Beals, President.

REVIEW OF DRAFT MEETING MINUTES: April 21, 2025:

The minutes from the April 21, 2025, meeting were approved by the board via e-mail.

PRESIDENT'S REPORT:

Hello QRII Condo Co-Owners,

The Oshtemo Township community meeting regarding the sewer project and road replacements was well received, I believe. I thought the information at the community meeting was very helpful in understanding what will take place. The project is expected to begin for the QRII Community roads in the first half of August. They could not guarantee this though because the community off of Drake Road is first. We are second. We were told that all roads will have access out to the main roads during the project in some form. Here is the link for the project description from the Oshtemo Township website. If you have specific questions, call the Oshtemo Township at 269-375-4260.

[Sanitary Sewer Expansion Projects Oshtemo Township](#)

One conversation that the Board had recently is regarding the safety of co-owners in the QRII Community regarding civil and/or potential criminal issues. Please be advised that the Association Board will stay out of any issues of this nature. If you have a personal emergency, feel unsafe or need to report civil or criminal issues, please contact the police or call 911. It is not a Board member's responsibility to advise co-owners or act on behalf of the association on any safety issues of this nature. If there is damage to a common element, then you may report this to the Berkshire Hathaway Management Company, Lindsay or Diane.

Thank you and take care, Deb Beals

FINANCIAL REPORTS:

Treasurer's Report - Water Usage: The water usage last month was within the budgeted amount so there were no additional charges to owners. The usage at 2343-2345 Fairgrove was high and Lindsay contacted each owner to confirm there were no leaks or additional usage and has also contacted the city to have them check the meter.

Seber Tans has completed the compilation but Parkview Hills needs to do adjusting entries for 12/31/24. Parkview Hills has indicated they have closed their accounting and will not do adjusting entries so the report will be approved as written.

Treasurer's Report - Financials: The report as of April 30, 2025. Kimberly made a motion to approve the financials, seconded by Carol and approved by the board unanimously.

Checking Account Ending Balance:	\$46,897.89
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Reserve Fund (RF) Account Ending Balance:	\$109,623.03
HOA Fees Income =	\$23,607.59
Buy-In-Fee Income to Reserve	\$1,810.00
Additional Assessment Income	\$10,098.63
Total Operating Expenses:	\$16,929.51
Transfer \$ from Checking into Reserve Fund:	\$7,083.33
Total Capital Expenses	\$19,227.50 – ½ down on deck replacements

Co-Owner Delinquency list: The board reviewed the delinquent list as of 5/19/25. A lien has been filed and a certified letter mailed to one owner. The board agreed to go ahead and file with an attorney since the owner has given no indication of paying their balance.

OLD BUSINESS:

1. Outstanding Maintenance – 2025 Projects:

- Betke Masonry has scheduled repairs for May 19, 2025
- Monthly gutter cleaning for the three units commenced on April 10. The board agreed to have all gutters cleaned again this Spring, Lindsay will get that scheduled.
- Lyster update:

2373-2375 Fairgrove – Roof Replacement – Completed on May 15

2373-2375 Fairgrove – Complete Siding including Chimney Chase & Gutters – June 30-July 25

2378-2380 Fairgrove – Chimney Chase Only – June 30 to July 25

- The driveway replacements at 2303 and 2404 Mansfield have been scheduled for August 28-29, 2025. This could change depending on the sewer replacement by Oshtemo Township.
- The board will review trim boards, woodpecker damage, tree trimming/removal and gutters and downspouts during the spring walk around to determine which properties need the attention.
- The garage door replacements will be scheduled directly with owners by Arcadia. If owners want an insulated door, they must pay the difference.
- The board reviewed a quote by Dennis Brewer for deck repairs on five decks totaling \$5,575. Darlene made a motion to accept, seconded by Judy and approved by the board unanimously.
- The maintenance log was reviewed by the board.
- Building power washing for Mansfield and Wildemere will be done by Fish on June 22.
- Dennis will replace the remaining mailboxes needed on Mansfield when he is on site completing the deck repairs.

2. Legal Dispute with 2386 Wildemere – There has been no response from the Co-owner's attorney regarding the concession offer in this dispute.

3. Master Deed Amendment – The board reviewed the survey results. Results show that a majority of owners are in favor of the amendment. Cul-de-sac meetings have been scheduled as follows and will all be held at Berkshire Hathaway's office at 6312 Stadium Drive:

- Wildemere – June 12 @ 1:00
- Mansfield – June 12 @ 2:30
- Strathmore – June 16 at 5:00
- Fairgrove – June 16 at 6:30

If the meeting for your street does not work for your schedule, you are welcome to contact Berkshire Hathaway to request attendance at one of the other meeting dates and times. The goal is to keep the meeting groups small so there can be open discussion.

Once the attorney has approved the final draft of the amendment, the final draft will be sent to owners along with a ballot to vote on it.

NEW BUSINESS:

1. Parkview Hills sent an invoice to Lindsay from Rose Pest Solutions for the annual termite inspection at 2384-2386 Wildemere for \$295. We will pay this invoice but will let Rose know this is the last service to be completed. There are no active termites and the treatments have been going on for multiple years without any active issues.

2. Exact Pest has treated the entire property and CD has removed pest control from their contract. While treating the property, Exact Pest found potential evidence of termites at 2406-2408 Strathmore. They will be providing us with a quote for treatment.

NEXT BOARD MEETING and ADJOURNMENT:

The Board of Directors will meet next on June 16, 2024, at 10:00 a.m. at the Berkshire Hathaway office. The meeting was adjourned at 12:06 p.m.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors

