

**QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
March 16, 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 10:03 a.m. by Debra Beals, President.

PRESIDENT'S REPORT: Deb asked the board for their impression of the snow removal conducted by the new company for this past season. Overall, the board was extremely pleased with the snow removal with only one comment being passed on to the contractor.

FINANCIAL REPORTS:

Treasurer's Report - Financials: The financials were reviewed for October, November and December 2025 and January and February, 2026. Darlene made a motion to approve the financials, seconded by Carol and approved by the board unanimously. The following are numbers for February 28, 2026:

Checking Account Ending Balance:		\$53,426.17
Reserve Fund (RF) Account Ending Balance:		\$47,101.89
HOA Fees Income =		\$18,133.31
Buy-In-Fee Income to Reserve		
Additional Assessment Income		\$382.18
Total Operating Expenses:		\$8,763.04
Transfer \$ from Checking into Reserve Fund:		\$1,977.43
Total Capital Expenses		\$0

Co-Owner Delinquency list: The board reviewed the delinquent list. There are 15 owners who have paid their assessments in full, 24 owners are on a 6-month payment plan and 3 owners who have not confirmed their plan/have not paid but have been contacted.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
2. A request was reviewed to remove two tree limbs near the deck at 2387 Mansfield at a cost of \$595. The board approved this request.
3. The owner of 2405 Strathmore requested that a large tree be removed as the roots are causing problems with their concrete. Precision provided a quote of \$4,950 of which the owner agreed to pay half. Carol made a motion to approve the quote, seconded by Judy and approved by the board with Darlene abstaining from the vote.
4. The board reviewed two quotes for gutter cleaning. The board approved MowCo's quote of \$3,300 which includes roof blowing.

5. Lindsay informed the board that CD's submitted an invoice for \$2,200 for gutter cleaning for work completed in the fall of 2025. The board had previously indicated that they didn't want any future invoices paid since they failed to do the fall cleanup, therefore, the invoice has not been paid.
6. Owners will be notified of the cost of mulch this year and they can let Lindsay know if they would like to purchase mulch for their beds.
7. The spring cleanup is scheduled for April 9 and 10.
8. The first week of mowing will be April 17.
9. The first round of bush trimming will be June 17 and 18. If owners do not want their bushes trimmed by MowCo, they should put a colored ribbon on their bushes so MowCo knows not to trim them.
10. We are waiting to hear from Wyoming Asphalt as to when the driveway will be replaced at 2401/2403 Fairgrove.
11. The board reviewed three quotes for sidewalk replacement at 2365 Strathmore. Deb made a motion to approve Quality Concrete's quote of \$1,750, seconded by Darlene and approved by the board unanimously.
12. The board reviewed a quote from Providence for replacing the gutters at 2386 Wildemere for \$5,219.50 and installing screens. They also reviewed two quotes from Hill's for installing screens ONLY for 2373 Mansfield for \$1,373 and 2386 Mansfield for \$1,415. Deb made a motion to approve these quotes, seconded by Carol and approved by the board unanimously.
13. West Michigan Roofing will be replacing the roof at 2402/2404 Fairgrove and the board chose a black shingle. A date has not yet been determined.
14. West Michigan Roofing will be replacing the chimney chase at 2365/2367 Strathmore but a date has not yet been determined.
15. Lyster has scheduled the siding replacement at 2405/2407 Strathmore for June 8-17 and 2376/2378 Strathmore for June 18-30.
16. The board will review driveways when they complete the spring walk around to determine which ones may need to be sealed.
17. Betke will be completing tuckpointing on 2386 Mansfield, 2376/2378 Strathmore and 2404 Fairgrove for a total of \$3,750. These were approved in 2025 but had not yet been completed.

NEW BUSINESS:

1. An owner requested permission to have a community garage sale on the weekend of May 8-9 with a rain date of May 15-16. The board agreed but owners may not put anything on the grass and if it is a shared driveway, they are asked to not block their neighbor's driveway.
2. There is one unit for sale at 2376 Strathmore.
3. The board, in cooperation with Berkshire Hathaway, the association management company, will conduct its 2026 annual spring walk around within the next 6-8 weeks to identify repair maintenance items needing attention. Repairs will be reviewed and assessed for urgency based on allowable funds. Any items from 2025 that were not completed will also be reviewed at that time.

NEXT BOARD MEETING and ADJOURNMENT:

The next board meeting will be held on April 20 at 10:00 a.m. at Berkshire Hathaway.

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

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:	\$ 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	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$	\$ 35,681.06	\$ 211,158.56	\$ 210,573.00	\$ 585.56	
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	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.06	\$ -	\$ -	\$ -	\$ -	\$	\$ 548.03	\$ 181,405.03	\$ 180,857.00	\$ 548.03	
Fine/Violation Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	
Late Fee Income	\$ 25.00	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 125.00	\$ 125.00	\$ -	\$ 125.00	
TOTAL INCOME	\$ 19,607.90	\$ 18,246.19	\$ 97,314.61	\$ 37,765.77	\$ 37,765.77	\$ 37,765.77	\$ 37,765.77	\$ 37,765.81	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$	\$ 37,854.09	\$ 394,188.59	\$ 391,430.00	\$ 2,758.59	
Administrative:																	\$ -	
Legal & Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 500.00	\$ 500.00	\$ -	
Accounting & Tax	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -	
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	\$	\$ 2,520.00	\$ 15,120.00	\$ 15,120.00	\$ -	
Web Page Expense	\$ -	\$ -	\$ 200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 200.00	\$ 200.00	\$ -	
Office Supplies/Postage/Copies	\$ 37.48	\$ 14.56	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.74	\$	\$ 52.04	\$ 468.72	\$ 500.00	\$ (31.28)	
Total Administrative	\$ 1,297.48	\$ 1,274.56	\$ 2,001.66	\$ 1,301.66	\$ 1,301.66	\$ 1,801.66	\$ 1,301.66	\$ 1,301.66	\$ 1,301.66	\$ 1,301.66	\$ 1,301.66	\$ 2,801.74	\$	\$ 2,572.04	\$ 18,288.72	\$ 18,320.00	\$ (31.28)	
Building Maintenance:																	\$ -	
Building Maintenance	\$ 1,050.00	\$ 90.00	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.58	\$ 2,514.62	\$	\$ 1,140.00	\$ 26,285.84	\$ 30,175.00	\$ (3,889.16)	
Asphalt Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	
Downspout/Gutter Cleaning	\$ -	\$ -	\$ 2,700.00	\$ 200.00	\$ 200.00	\$ 2,700.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,000.00	\$ 2,700.00	\$	\$ -	\$ 11,300.00	\$ 13,500.00	\$ (2,200.00)	
Total Building Maintenance	\$ 1,050.00	\$ 90.00	\$ 5,214.58	\$ 2,714.58	\$ 2,714.58	\$ 10,214.58	\$ 2,714.58	\$ 2,714.58	\$ 2,714.58	\$ 2,714.58	\$ 4,514.58	\$ 5,214.62	\$	\$ 1,140.00	\$ 42,585.84	\$ 48,675.00	\$ (6,089.16)	
Insurance:																	\$ -	
Insurance Expense	\$ -	\$ -	\$ -	\$ 5,900.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$	\$ -	\$ 17,700.00	\$ 17,700.00	\$ -	
Total Insurance	\$ -	\$ -	\$ -	\$ 5,900.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$ 1,475.00	\$	\$ -	\$ 17,700.00	\$ 17,700.00	\$ -	
Common Area Expenses:																	\$ -	
Electricity	\$ 148.62	\$ 156.74	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.74	\$	\$ 305.36	\$ 2,222.04	\$ 2,300.00	\$ (77.96)	
Water/Sewer	\$ 2,443.24	\$ 2,577.95	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.37	\$	\$ 5,021.19	\$ 33,354.53	\$ 34,000.00	\$ (645.47)	
Garbage/Recycling	\$ 906.08	\$ 1,025.46	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$	\$ 1,931.54	\$ 11,931.54	\$ 12,000.00	\$ (68.46)	
Pest Control	\$ -	\$ -	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ -	\$ -	\$	\$ -	\$ 3,200.00	\$ 3,200.00	\$ -	
Total Common Area Expenses	\$ 3,497.94	\$ 3,760.15	\$ 4,824.99	\$ 4,024.99	\$ 4,824.99	\$ 4,024.99	\$ 4,824.99	\$ 4,024.99	\$ 4,824.99	\$ 4,024.99	\$ 4,024.99	\$ 4,025.11	\$	\$ 7,258.09	\$ 50,708.11	\$ 51,500.00	\$ (791.89)	
Grounds:																	\$ -	
Landscaping/Mowing Contract	\$ -	\$ -	\$ -	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$	\$ -	\$ 28,130.00	\$ 28,130.00	\$ -	
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 7,000.00	\$ 7,000.00	\$ -	
Plowing/Sidewalks Contract	\$ 3,638.33	\$ 3,638.33	\$ 5,026.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,026.25	\$	\$ 7,276.66	\$ 17,329.16	\$ 20,105.00	\$ (2,775.84)	
Total Grounds	\$ 3,638.33	\$ 3,638.33	\$ 5,026.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 10,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 5,026.25	\$	\$ 7,276.66	\$ 52,459.16	\$ 55,235.00	\$ (2,775.84)	
TOTAL EXPENSES BEFORE RESERVE	\$ 9,483.75	\$ 8,763.04	\$ 17,067.48	\$ 17,457.48	\$ 13,832.48	\$ 21,032.48	\$ 20,832.48	\$ 13,032.48	\$ 13,832.48	\$ 13,032.48	\$ 14,832.48	\$ 18,542.72	\$	\$ 18,246.79	\$ 181,741.83	\$ 191,430.00	\$ (9,688.17)	
Reserve Expenditures	\$ 17,157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 17,157.50	\$ 181,741.83			
TOTAL EXPENSES INCL. RESERVE	\$ 26,641.25	\$ 8,763.04	\$ 17,067.48	\$ 17,457.48	\$ 13,832.48	\$ 21,032.48	\$ 20,832.48	\$ 13,032.48	\$ 13,832.48	\$ 13,032.48	\$ 14,832.48	\$ 18,542.72	\$	\$ 35,404.29	\$ 251,096.36			
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	\$	\$ 3,190.50	\$ 19,143.00	\$ 19,143.00		
Transfer Assessment to Reserve	\$ 165.85	\$ 382.18	\$ 79,766.86	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.06	\$ -	\$ -	\$ -	\$ -	\$	\$ 548.03	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 17,157.50	\$ 17,157.50			
Checking Account Balance:	\$ 45,920.45	\$ 53,426.17	\$ 52,311.19	\$ 50,806.21	\$ 52,926.23	\$ 47,846.25	\$ 42,966.27	\$ 45,886.29	\$ 48,006.31	\$ 50,926.33	\$ 52,046.35	\$ 49,456.13						
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	\$	\$ 3,190.50	\$ 19,143.00	\$ 85,000.00		
Assessment Contribution	\$ 165.85	\$ 382.18	\$ 79,766.86	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.02	\$ 20,218.06	\$ -	\$ -	\$ -	\$ -	\$	\$ 548.03	\$ 181,405.03			
Buy In Fee Income	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 1,500.00	\$ 1,500.00			
Interest Income	\$ 50.40	\$ 44.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 95.35	\$ 95.35			
Reserve Account Distribution	\$ 17,157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 17,157.50	\$ 17,157.50			
Account Balance	\$ 45,079.51	\$ 47,101.89	\$ 128,464.00	\$ 130,059.25	\$ 131,654.50	\$ 133,249.75	\$ 134,845.00	\$ 136,440.25	\$ 138,035.50	\$ 139,630.75	\$ 141,226.00	\$ 142,821.25						
Reserve Expenditures Budgeted:																		
Roof Replacements	\$ -	\$ -	\$ -	\$ -	\$ 13,030.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 13,030.00			
Siding/Gutters	\$ 17,157.50	\$ -	\$ -	\$ 51,472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ 17,157.50	\$ 68,630.00			
Gutters/Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,219.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 5,219.50			
Chimney Chases/Caps	\$ -	\$ -	\$ 5,180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 5,180.00			
Concrete replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 5,000.00			
Replace Trim Boards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -			
Tree Removals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$	\$ -	\$ 10,000.00			
Driveways Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,300.00	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ 9,300.00			
TOTAL	\$ 17,157.50	\$ -	\$ 5,180.00	\$ 51,472.50	\$ 13,030.00	\$ 5,000.00	\$ 5,219.50	\$ 9,300.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$	\$ 17,157.50	\$ 116,359.50			