

QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
June 16, 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 10:09 a.m. by Kimberly Nower, Vice- President.

REVIEW OF DRAFT MEETING MINUTES: May 19, 2025:

The minutes from the May 19, 2025, meeting were approved by the board via e-mail.

PRESIDENT'S REPORT:

Hello QRII Co-Owners!

By the time you read this, the 4th Amendment Voting Ballots will be in and we will know the results. Thank you to those of you who spent time attending the street level meetings. It was a new way to communicate with co-owners and for the most part was successful.

We continue to work with Berkshire Hathaway Property Managers, Lindsay and Diane, to save money while still maintaining quality work. If you see something that needs to be done or corrected, please contact them through the portal maintenance reporting system.

The Budget took a hit with the unexpected expenses of the storm damage. We did plan this year for unplanned events and so far that has paid off. If you have a cost savings idea, please let Lindsay and Diane know. They are really receptive to co-owner communication.

That's all for now. Take Care, Deb

FINANCIAL REPORTS:

Treasurer's Report - Water Usage: Lindsay said that the city was called to check the meter for 2343-2345 Fairgrove and the meter was replaced on June 9 and they would call us to report their findings around June 19. Owners with high water usage for the month were called. The meters are very old and we will ask the City to replace additional meters that are having high bills.

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

Checking Account Ending Balance:		\$45,431.98
Reserve Fund (RF) Account Ending Balance:		\$124,576.72
HOA Fees Income =		\$23,289.50
Buy-In-Fee Income to Reserve		\$0
Additional Assessment Income		\$7,746.35
Total Operating Expenses:		\$17,672.08
Transfer \$ from Checking into Reserve Fund:		\$7,746.35
Total Capital Expenses		\$0

Co-Owner Delinquency list: The board reviewed the delinquent list as of 6/16/25. The owner of 2404 Mansfield has been contacted by an attorney and the attorney indicated that upon discussion the owner will be paying his balance in full within 10 days.

OLD BUSINESS:

1. Outstanding Maintenance – 2025 Projects:

- CD Lawn completed gutter cleaning on June 6. The board indicated that mulch has not yet been laid this year and no weeding has been done which are both included in their contract. The board discussed whether mulch should be removed to save \$3,530 as this late in the season will not be effective. Weed control is still necessary. Kim made a motion to cancel mulch for this year, seconded by Deb and approved with one board member opposing. Owners may purchase mulch themselves if they would like to, Dark Brown color preferred.
- Betke Masonry completed the quoted work from 2024. They provided a quote for 2386 Mansfield at \$2,240 – other quotes are in process. Lindsay will ask Betke if the wall repair is cosmetic or load bearing and whether it can wait until 2026.
- 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
- West Michigan Roofing will replace the decks at 2630-2632SM and 2401WM on June 23rd.
- The driveway replacements at 2303 and 2404 Mansfield have been scheduled for September 8 and 9, 2025. This could change depending on the sewer replacement by Oshtemo Township.
- The garage door replacements have all been completed – 2403 & 2384 Mansfield, 2401 Wildemere, 2384 Wildemere and 2403 Fairgrove were all replaced.
- Building power washing for Mansfield and Wildemere will be done by Fish on June 26, 2025.
- Dennis will replace the remaining mailboxes needed on Mansfield by the end of June.
- The board reviewed a quote from Exact Pest for active termite treatment at 2406-2408 Strathmore for \$1,900 to treat both units. Deb made a motion to approve \$1,900 to treat both units, seconded by Kimberly and approved by the board unanimously.
- The storm damage quote currently totals \$26,571.26. The insurance deductible is \$10,000 – the board agreed they need more information before they can decide if they want to file a claim as the contractor needs to get inside 2386 Mansfield to determine if there is any damage they haven't yet identified. Additional quotes are in process as well.
- The maintenance log and Spring Walk Around repair list was reviewed by the board. Quotes are in process and repairs will be completed pending available funds and based on priority over the remainder of the season. Non-urgent work may be postponed until 2026.
- The board reviewed a quote from Precision Tree Care for tree removal & trimming based on the spring walk-around and also includes storm cleanup totaling \$42,215. Carol made a motion to approve, seconded by Kimberly and approved by the board unanimously.

2. Legal Dispute with 2386 Wildemere – Neither the attorney nor Berkshire Hathaway have received a response from the owner's attorney after the settlement offer and release were finalized.

3. Master Deed Amendment – In-person owner meetings are in process. The board will work to reach out to all owners who were not in attendance to ensure questions are answered as this amendment is very necessary. Owners' have until July 1st to return their ballots.

NEW BUSINESS: No new business was discussed at the meeting.

NEXT BOARD MEETING and ADJOURNMENT:

The Board of Directors will meet next on July 21, 2024, at 10:00 a.m. at the Berkshire Hathaway office. The meeting was adjourned at 11:34 a.m.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors

Board of Director's Meeting Minutes **Approved 7-1-25**

