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

PRESENT: Debra Beals, Darlene Corey, Carol Gersmehl, Judy Loudin, Linda Dickey and 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.

SECRETARY'S REPORT: The minutes from the June 15, 2026, meeting were reviewed by the board. Deb made a motion to approve, seconded by Carol and approved by the board unanimously.

PRESIDENT'S REPORT: Deb mentioned meeting courtesies for board meetings – everyone will have a chance to speak; avoid interruptions and no side conversations. Reminder that the board will meet at Berkshire Hathaway on August 6 at 10 a.m. to review the master deed paperwork that the previous attorney prepared to decide if there are any resolutions we want to make.

FINANCIAL REPORTS:

Treasurer's Report - Financials: The financials were reviewed for June, 2026. Deb made a motion to approve the financials, seconded by Carol and approved by the board unanimously. The following are numbers for June 30, 2026:

Checking Account Ending Balance:	$62,144.33
Reserve Fund (RF) Account Ending Balance:	$163,162.72
HOA Fees Income = Buy-In-Fee Income to Reserve **Additional Assessment Income**	$17,547.75 $19,190.51
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$10,957.66 $19,190.51
Total Capital Expenses	$0

Co-Owner Delinquency list: The board reviewed the delinquent list. Liens were filed on two owners.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
2. MowCo asked for specific address where weeding not being done is an issue. Lindsay will contact an owner whose personal landscaping needs cleaned up.
3. Projects Planned and Completed:
    - Quality Concrete replaced the sidewalk at 2365 Strathmore on June 16, 2026
    - Wyoming Asphalt replaced the driveway at 2401/2403 Fairgrove on July 16
    - West Michigan Roofing replaced the chimney chase at 2365/2367 Strathmore on June 23

- Lyster completed the siding replacement at 2376/2378 Strathmore and gutters will be completed on July 24.
- Lyster completed the siding and gutter replacement at 2405/2407 Strathmore

4. Spring Walk Around:
    - Asphalt patch repair and crack filling – still waiting for quote from TM Asphalt. Tustin's quote was $10,365. Deb made a motion to accept whichever quote is less, seconded by Carol and approved by the board unanimously.
    - Tree trimming & removals – the board reviewed two quotes. Darlene made a motion to accept the quote from Precision Tree Care for $8,065, seconded by Judy and approved by the board unanimously.
    - The board reviewed a quote from Earthworks for replacing the retaining walls at 2368 Mansfield ($1,422) and 2378 Strathmore ($1,626). Deb made a motion to approve, seconded by Carol and approved by the board unanimously.
    - The board reviewed quotes for tuckpointing from Betke Masonry for 2401 Wildemere ($2,640) and 2373/2375 Mansfield ($384) which will be added to the siding reserve category. Deb made a motion to approve, seconded by Judy and approved by the board unanimously.
    - Concrete repairs at 2367 Strathmore, 2379 Strathmore and 2407 Strathmore – the board reviewed a quote from Quality Concrete for $2,450 which is for two grindings and one replacement. Deb made a motion to approve, seconded by Carol and approved by the board unanimously.
    - The quote from Kent Concrete still in process for mudjacking at 2399 Wildemere.
    - Porch railing replacement at 2376/2378 Strathmore – quote in process with Lyster
    - Trim and lattice repair/replacement – quote in process with several contractors
    - Lindsay will get clarification on the quote for 2365/2367 Strathmore from Providence for the gutter replacement location.
    - Dennis will be working on the exterior repairs the week of August 7

NEW BUSINESS:

1. The annual meeting will be held on Monday, November 16 at 6:00 p.m. at the offices of Berkshire Hathaway.

The next meeting will be held on August 17 at 10 a.m.

There being no further business to come before the board, the meeting was adjourned at 11:15 a.m.

Submitted by Diane Bornhorst on behalf of the Board of Directors

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	$ 17,520.28	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	$ 17,547.75	**$ 123,390.61**	**$ 211,129.36**	**$ 210,573.00**	$ 556.36
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	$ 19,190.51	$ 15,720.07	$ 14,156.83	$ 13,747.16	$ -	$ -	$ -	**$ 153,501.04**	**$ 181,405.03**	**$ 180,857.00**	$ 548.03
Fine/Violation Fee Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ -**	$ -
Late Fee Income	$ 25.00	$ 100.00	$ -	$ 25.00	$ -	$ 125.00	$ 75.00	$ 88.74	$ -	$ -	$ -	$ -	**$ 350.00**	**$ 438.74**	**$ -**	$ 438.74
TOTAL INCOME	**$ 19,607.90**	**$ 18,246.19**	**$ 97,314.61**	**$ 40,016.48**	**$ 33,377.86**	**$ 36,863.26**	**$ 33,315.35**	**$ 31,793.32**	**$ 31,294.91**	**$ 17,547.75**	**$ 17,547.75**	**$ 17,547.75**	**$ 278,741.65**	**$ 394,473.13**	**$ 391,430.00**	$ 3,043.13
Administrative:																$ -
Legal & Professional Fees	$ -	$ -	$ -	$ -	$ -	$ 30.00	$ 30.00	$ -	$ -	$ -	$ -	$ -	**$ 60.00**	**$ 60.00**	**$ 500.00**	$ (440.00)
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	**$ 8,820.00**	**$ 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	$ 37.00	$ 5.18	$ 41.66	$ 41.66	$ 41.66	$ 41.66	$ 41.74	**$ 113.47**	**$ 321.85**	**$ 500.00**	$ (178.15)
Total Administrative	**$ 1,297.48**	**$ 1,274.56**	**$ 1,266.83**	**$ 1,605.11**	**$ 1,268.14**	**$ 1,327.00**	**$ 1,295.18**	**$ 1,501.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 1,301.66**	**$ 2,801.74**	**$ 9,334.30**	**$ 17,542.68**	**$ 18,320.00**	$ (777.32)
																$ -
Building Maintenance:																$ -
Building Maintenance	$ 1,050.00	$ 90.00	$ -	$ 897.00	$ 3,623.00	$ 335.00	$ -	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.58	$ 2,514.62	**$ 5,995.00**	**$ 18,567.94**	**$ 30,175.00**	$ (11,607.06)
Asphalt Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**	**$ 5,000.00**	
Downspout/Gutter Cleaning	$ -	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,700.00	**$ 3,300.00**	**$ 8,000.00**	**$ 13,500.00**	$ (5,500.00)
Total Building Maintenance	**$ 1,050.00**	**$ 90.00**	**$ -**	**$ 4,197.00**	**$ 3,623.00**	**$ 335.00**	$ -	$ 2,514.58	**$ 2,514.58**	**$ 2,514.58**	**$ 4,514.58**	**$ 5,214.62**	**$ 9,295.00**	**$ 26,567.94**	**$ 48,675.00**	$ (22,107.06)
																$ -
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	**$ 11,356.00**	**$ 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**	$ 11,356.00	**$ 19,491.00**	**$ 17,700.00**	$ 1,791.00
																$ -
Common Area Expenses:																$ -
Electricity	$ 148.62	$ 156.74	$ 157.27	$ 157.83	$ 156.81	$ 157.82	$ 158.08	$ 191.66	$ 191.66	$ 191.66	$ 191.66	$ 191.74	**$ 1,093.17**	**$ 2,051.55**	**$ 2,300.00**	$ (248.45)
Water/Sewer	$ 2,443.24	$ 2,577.95	$ 2,470.37	$ 2,476.13	$ 2,488.85	$ 2,551.19	$ 2,577.21	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.33	$ 2,833.37	**$ 17,584.94**	**$ 31,751.63**	**$ 34,000.00**	$ (2,248.37)
Garbage/Recycling	$ 906.08	$ 1,025.46	$ 1,020.97	$ 1,096.83	$ 1,137.32	$ 1,137.32	$ 1,130.04	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 7,454.02**	**$ 12,454.02**	**$ 12,000.00**	$ 454.02
Pest Control	$ -	$ -	$ -	$ 686.00	$ -	$ 686.00	$ 686.00	$ 800.00	$ -	$ 800.00	$ -	$ -	**$ 2,058.00**	**$ 3,658.00**	**$ 3,200.00**	$ 458.00
Total Common Area Expenses	**$ 3,497.94**	**$ 3,760.15**	**$ 3,648.61**	**$ 4,416.79**	**$ 3,782.98**	**$ 4,532.33**	**$ 4,551.33**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,025.11**	$ 28,190.13	**$ 49,915.20**	**$ 51,500.00**	$ (1,584.80)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 3,638.33	$ 2,738.33	$ 4,763.33	$ 3,638.33	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ 3,516.25	$ -	**$ 14,778.32**	**$ 28,843.32**	**$ 28,130.00**	$ 713.32
Tree Trimming	$ -	$ -	$ -	$ 730.00	$ -	$ -	$ 2,100.00	$ -	$ 3,000.00	$ -	$ -	$ -	**$ 2,830.00**	**$ 5,830.00**	**$ 7,000.00**	$ (1,170.00)
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**	**$ 4,763.33**	**$ 5,738.33**	**$ 3,516.25**	**$ 6,516.25**	**$ 3,516.25**	**$ 3,516.25**	**$ 5,026.25**	$ 28,523.31	**$ 50,614.56**	**$ 55,235.00**	$ (4,620.44)
TOTAL EXPENSES BEFORE RESERVE	**$ 9,483.75**	**$ 8,763.04**	**$ 8,553.77**	**$ 21,062.23**	**$ 14,666.45**	**$ 10,957.66**	**$ 13,211.84**	**$ 13,984.48**	**$ 15,984.48**	**$ 13,784.48**	**$ 14,984.48**	**$ 18,694.72**	$ 86,698.74	**$ 164,131.38**	**$ 191,430.00**	$ (27,298.62)
Reserve Expenditures	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 62,316.50	$ 11,626.00	$ -	$ -	$ -	**$ 54,475.00**	**$ 128,417.50**		
TOTAL EXPENSES INCL. RESERVE	**$ 26,641.25**	**$ 8,763.04**	**$ 8,553.77**	**$ 40,654.73**	**$ 23,091.45**	**$ 10,957.66**	**$ 22,511.84**	**$ 76,300.98**	**$ 27,610.48**	**$ 13,784.48**	**$ 14,984.48**	**$ 18,694.72**	$ 141,173.74	**$ 292,548.88**		
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	**$ 11,166.75**	**$ 19,143.00**	**$ 19,143.00**	
Transfer Assessment to Reserve	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 19,190.51	$ 15,720.07	$ 27,903.99	$ -	$ -	$ -	$ -	**$ 153,501.04**	**$ 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	$ -	$ 9,300.00	$ 62,316.50	$ 11,626.00	$ -	$ -		**$ 54,475.00**	**$ 128,417.50**		
Checking Account Balance:	**$ 45,920.45**	**$ 53,426.17**	**$ 60,824.90**	**$ 55,740.17**	**$ 57,024.49**	**$ 62,144.33**	**$ 64,932.52**	**$ 53,242.12**	**$ 66,957.30**	**$ 69,125.32**	**$ 70,093.34**	**$ 67,351.12**				
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	**$ 11,166.75**	**$ 19,143.00**	**$ 85,000.00**	
Assessment Contribution	$ 165.85	$ 382.18	$ 79,766.86	$ 22,443.73	$ 15,831.84	$ 19,190.51	$ 15,720.07	$ 27,903.99	$ -	$ -	$ -	$ -	**$ 153,501.04**	**$ 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	$ 148.04	$ 175.39	$ -	$ -	$ -	$ -	$ -	**$ 735.13**	**$ 735.13**		

Quail Run II - 2026 Income and Expenses (Projected numbers are in red)

Reserve Account Distribution	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 62,316.50	$ 11,626.00	$ -	$ -	$ -	**$ 54,475.00**	**$ 128,417.50**		
Account Balance	**$ 45,079.51**	**$ 47,101.89**	**$ 128,521.00**	**$ 133,085.58**	**$ 142,228.92**	**$ 163,162.72**	**$ 171,353.43**	**$ 110,632.18**	**$ 100,601.43**	**$ 102,196.68**	**$ 103,791.93**	**$ 105,387.18**				
Reserve Expenditures Budgeted:																
Roof Replacements	$ -	$ -	$ -	$ 6,515.00	$ 6,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,390.00**	**$ 13,390.00**		
Siding/Gutters/Tuckpointing	$ 17,157.50	$ -	$ -	$ -	$ -	$ -	$ -	$ 54,496.50	$ -	$ -	$ -	$ -	**$ 17,157.50**	**$ 71,654.00**		
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**		
Retaining Walls	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,626.00	$ -	$ -	$ -	**$ -**	**$ 1,626.00**		
Driveways Replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,300.00	$ -	$ -	$ -	$ -	$ -	**$ 9,300.00**	**$ 9,300.00**		
TOTAL	**$ 17,157.50**	**$ -**	**$ -**	**$ 19,592.50**	**$ 8,425.00**	**$ -**	**$ 9,300.00**	**$ 62,316.50**	**$ 11,626.00**	**$ -**	**$ -**	**$ -**	$ 54,475.00	$ 128,417.50		