QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 20, 2025 – 10:00 a.m.

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

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

REVIEW OF DRAFT MEETING MINUTES: September 15, 2025:

The minutes from the September 15, 2025, meeting were reviewed by the board. Carol made a motion to approve with several corrections, seconded by Judy and approved by the board unanimously.

PRESIDENT'S REPORT:

Hello QRII Community,

Happy Halloween QRII Co-Owners! See you at the annual meeting on November 17th. Please remember to turn in your ballots by Friday, November 14th. At the annual meeting you will review the 2024 annual meeting minutes, and a vote will be taken to approve the minutes. The minutes can be found on the Association's website at www.quailrun2.com. The 2024 compilation audit was completed by Seber Tans who found NO anomalies. Co-owners may vote to opt in or opt out for a 2025 review. According to MCL 559.157, a review or audit is not required by law if the majority of association co-owners vote to opt out.

Thank you to the Board of Directors for completing a thorough review and discussion of all financial and budget matters for 2025 and 2026. Under the guidance of our property managers, Berkshire Hathaway, there is a clear and concise direction and transparent process for analyzing and reviewing of the financials. Co-owners can track budget category expenses as shown in the spreadsheet on the last page of each month's minutes posted on the website to get an understanding of where your money is going.
Thank you and take care, Deb Beals

FINANCIAL REPORTS:

Treasurer's Report - Water Usage: Overall water usage did not exceed the budgeted amount due for the past month. There are still a few units with higher usage and that will continue to be monitored monthly.

Treasurer's Report - Financials: The financials were reviewed through September 30, 2025. Deb made a motion to approve the financials, seconded by Darlene and approved by the board unanimously.

Checking Account Ending Balance:	$36,783.99
Reserve Fund (RF) Account Ending Balance:	$65,449.99
HOA Fees Income = **Buy-In-Fee Income to Reserve** **Additional Assessment Income**	$24196.45 $1,910 $0
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$22,868.63 $8,993.33
Total Capital Expenses	$12,225

Co-Owner Delinquency list: The board reviewed the delinquent list as of 10/20/25. Unit 20 is on a payment plan and their balance is down below $300 now. Unit 34 has started paying $100 every other week and hopes to have their balance paid by year end.

OLD BUSINESS:

1. Outstanding Maintenance – 2025 Projects:

- CD Lawn
  - Plans to install mulch the week of October 20 and also will do weeding of the beds.
  - Fall cleanup will be completed in mid-November and a second cleanup in late November
  - Notice of contract termination was provided to CD – all service to end by November 30, 2025. Mow Company will take over the lawn and snow contract starting with the snow season 2025-2026.
  - Gutter cleaning and roof blowing will be done the week of November 24
- The board reviewed two quotes for gutters/screens for the three units that are being cleaned monthly. They agreed they would consider this again in the spring pending available funds.
- Wyoming Asphalt completed the driveway replacements at 2303 & 2404 Mansfield on Oct 11
- The maintenance log was reviewed by the board.
- The tree work by Precision Tree Care in the amount of $35,645 is delayed by the Township road project and they will resume when access is available. The board reviewed an additional quote for 2402 Fairgrove for tree trimming at $450 and removal at $3,300. The board approved trimming the tree.
- Dennis will have all spring walk-around repairs completed by November 15
- Earth Works completed the retaining wall replacement at 2386 Mansfield on September 22

2. Master Deed Amendment – No mortgage lenders provided a response to the amendment mailing. The amendment was recorded on October 1. Owners were e-mailed copies and printed copies will be sent along with the Annual Meeting Packet.

NEW BUSINESS:

1. The annual meeting will be held November 17 at 6:00 p.m. at the Oshtemo Community Center. The meeting will be in the North hall. The board approved the Annual Meeting packet that will be mailed and emailed to all Co-Owners in advance of the Annual Meeting.
2. The board reviewed a modification request for 2378 Strathmore for replacing their slider. Deb made a motion to approve, seconded by Darlene and approved by the board unanimously.
3. Lindsay had contacted Republic and asked if the association would receive a credit for trash services they didn't provide during the road work. Because the township still took the trash to Republic, they will not provide a credit as the trash was still received and processed.
4. The board reviewed the Energy Efficiency Enhancement Policy required by legislation passed in 2024. Deb made a motion to approve, seconded by Judy and approved by the board unanimously.
5. The board reviewed the lawn care and snow removal contract with MowCo for $53,860 which includes gutter cleaning for the three units monthly. Deb made a motion to approve, seconded by Carol and approved by the board unanimously.
6. The Board reviewed comparable quotes from both West Michigan Roofing (WMR) and Lyster Exterior for the replacement of the siding at 2405/2407 SM and 2376/2378 SM, roof replacement at 2402/2404 FG and chimney chase siding replacement for 2365/2367 SM. Irish Exteriors was unwilling to bid the project until Spring 2026. At this time, the Board plans to work with Lyster to replace the siding at 2405/2407 SM and 2376/2378 SM and WMR to replace the roof at 2402/2404FG and the chimney chase siding replacement at 2365/2367SM. A formal motion will be made to approve this plan at a later date.

7. The board reviewed the proposed 2026 Budget and the Capital Expenditure plan. Deb made a motion to approve, seconded by Carol and approved by the board unanimously. The monthly fees will remain the same for 2026 as they were in 2025.
8. The board reviewed the options for an assessment for 2026. Darlene made a motion to approve a $100,000 assessment to owners due on March 1, 2026, seconded by Judy and approved by the board unanimously. Co-Owners will have the option to make payments over a 6-month period of time if needed, making the final payment due August 1, 2026.

NEXT BOARD MEETING and ADJOURNMENT:

The Board of Directors agreed they would forgo the December, January and February meetings of the board so the next meeting will be in March of 2026. There being no further business to come before the board, the meeting was adjourned at 12:34 p.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:	**$ 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	$ 24,196.45	$ 24,285.83	$ 24,285.83	$ 24,285.83	**$ 216,071.51**	**$ 288,929.00**	**$ 291,430.00**	$ (2,501.00)
Buy-In Fee Income	$ -	$ -	$ -	$ 1,810.00	$ -	$ -	$ -	$ -	$ 1,910.00	$ -	$ -	$ -	**$ 3,720.00**	**$ 3,720.00**	**$ -**	$ 3,720.00
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**	**$ 26,106.45**	**$ 26,385.70**	**$ 24,285.83**	**$ 24,285.83**	**$ 317,892.16**	**$ 392,849.52**	**$ 391,430.00**	$ 1,419.52
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	$ 33.00	$ 625.00	$ 625.00	$ 625.00	**$ 14,493.69**	**$ 16,368.69**	**$ 7,500.00**	$ 8,868.69
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	**$ 11,340.00**	**$ 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	$ 8.14	$ 16.67	$ 16.67	$ 16.63	**$ 1,008.98**	**$ 1,058.95**	**$ 200.00**	$ 858.95
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**	**$ 1,301.14**	**$ 1,901.67**	**$ 1,901.67**	**$ 1,901.63**	**$ 26,948.54**	**$ 32,653.51**	**$ 24,720.00**	$ 7,933.51
Building Maintenance:																$ -
Building Maintenance	$ 357.31	$ 105.90	$ 217.29	$ 2,535.00	$ 825.00	$ 10,430.40	$ 700.00	$ 365.00	$ 7,608.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	**$ 23,143.90**	**$ 27,643.90**	**$ 18,000.00**	$ 9,643.90
Downspout/Gutter Cleaning	$ 97.36	$ -	$ 2,200.00	$ 300.00	$ -	$ 2,500.00	$ 600.00	$ 300.00	$ 300.00	$ 2,200.00	$ -	$ 2,200.00	**$ 6,297.36**	**$ 10,697.36**	**$ 8,800.00**	$ 1,897.36
Total Building Maintenance	**$ 454.67**	**$ 105.90**	**$ 2,417.29**	**$ 2,835.00**	**$ 825.00**	**$ 12,930.40**	$ 1,300.00	$ 665.00	**$ 7,908.00**	**$ 3,700.00**	**$ 1,500.00**	**$ 3,700.00**	$ 29,441.26	**$ 38,341.26**	**$ 26,800.00**	$ 11,541.26
Insurance:																$ -
Insurance Expense	$ -	$ -	$ 4,033.25	$ 1,304.50	$ 1,588.00	$ 1,389.00	$ 1,389.00	$ 1,389.00	$ 1,389.00	$ 1,389.00	$ 1,389.00	$ 1,389.00	**$ 12,481.75**	**$ 16,648.75**	**$ 23,000.00**	$ (6,351.25)
Total Insurance	**$ -**	**$ -**	**$ 4,033.25**	**$ 1,304.50**	**$ 1,588.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 1,389.00**	**$ 12,481.75**	**$ 16,648.75**	**$ 23,000.00**	$ (6,351.25)
Common Area Expenses:																$ -
Electricity	$ 311.67	$ 153.68	$ 155.25	$ 155.71	$ 155.89	$ 155.36	$ 155.61	$ 153.31	$ 155.15	$ 183.33	$ 183.33	$ 183.37	**$ 1,551.63**	**$ 2,101.66**	**$ 2,200.00**	$ (98.34)
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	$ 2,352.71	$ 2,827.50	$ 2,827.50	$ 2,827.50	**$ 22,726.67**	**$ 31,209.17**	**$ 33,930.00**	$ (2,720.83)
Garbage/Recycling	$ 1,393.07	$ 1,397.83	$ 335.78	$ 885.94	$ 872.62	$ 877.62	$ 872.71	$ 884.01	$ 894.50	$ 885.94	$ 885.94	$ 885.94	**$ 8,414.08**	**$ 11,071.90**	**$ 19,395.00**	$ (8,323.10)
Pest Control	$ -	$ -	$ -	$ -	$ 675.00	$ -	$ 2,370.00	$ -	$ -	$ 125.00	$ 125.00	$ 125.00	**$ 3,045.00**	**$ 3,420.00**	**$ 1,500.00**	$ 1,920.00
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**	**$ 3,402.36**	**$ 4,021.77**	**$ 4,021.77**	**$ 4,021.81**	**$ 35,737.38**	**$ 47,802.73**	**$ 57,025.00**	$ (9,222.27)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 5,291.88	$ 4,804.38	$ 5,048.13	$ 1,518.13	$ 5,048.13	$ 5,048.13	$ 5,860.63	$ 5,860.59	$ -	**$ 26,758.78**	**$ 38,480.00**	**$ 46,885.00**	$ (8,405.00)
Tree Trimming	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ 1,220.00	$ 450.00	$ 3,820.00	$ -	$ -	$ -	**$ 7,990.00**	**$ 7,990.00**	**$ 6,000.00**	$ 1,990.00
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**	**$ 8,868.13**	**$ 5,860.63**	**$ 5,860.59**	**$ 5,500.00**	**$ 46,992.53**	**$ 64,213.75**	**$ 74,885.00**	$ (10,671.25)
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**	**$ 22,868.63**	**$ 16,873.07**	**$ 14,673.03**	**$ 16,512.44**	**$ 151,601.46**	**$ 199,660.00**	**$ 206,430.00**	$ (6,770.00)
Reserve Expenditures	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ 21,676.80	$ 26,337.50	$ 62,546.46	$ 12,225.00	$ 37,725.00	$ -	$ -	**$ 159,074.26**	**$ 199,660.00**		
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**	**$ 35,093.63**	**$ 54,598.07**	**$ 14,673.03**	**$ 16,512.44**	**$ 310,675.72**	**$ 266,205.28**		
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	**$ 63,749.97**	**$ 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	$ -	$ -	$ -	$ -	$ 1,910.00	$ -	$ -	$ -	**$ 3,720.00**	**$ 3,720.00**	**$ -**	
Transfer from Reserve Account	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ -	$ 48,014.30	$ 62,546.46	$ 12,225.00	$ 37,725.00			**$ 159,074.26**	**$ 196,799.26**		
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**	**$ 36,783.99**	**$ 37,113.42**	**$ 39,642.89**	**$ 40,332.91**				
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	**$ 63,749.97**	**$ 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	$ -	$ -	$ -	$ -	$ 1,910.00	$ -	$ -	$ -	**$ 3,720.00**	**$ 3,720.00**		
Interest Income (includes Dec.'24)	$ 40.18	$ 68.05	$ 72.91	$ 120.95	$ 124.01	$ 135.45	$ 182.02	$ 173.90	$ 104.13	$ -	$ -	$ -	**$ 1,021.60**	**$ 1,021.60**		
Reserve Account Distribution	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ -	$ 48,014.30	$ 62,546.46	$ 12,225.00	$ 37,725.00	$ -	$ -	**$ 159,074.26**	**$ 196,799.26**		
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**	**$ 65,449.99**	**$ 36,908.19**	**$ 43,991.52**	**$ 51,074.89**				
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**		
Mailboxes replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,275.00	$ -	$ -	$ -	**$ 1,275.00**	**$ 1,275.00**		
Tree Removals	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,905.00	$ -	$ 10,950.00	$ 25,500.00	$ -	$ -	**$ 17,855.00**	**$ 43,355.00**		
Driveways Replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,225.00	$ -	$ -	**$ -**	**$ 12,225.00**		
TOTAL	**$ -**	$ 17,061.00	$ -	$ 19,227.50	$ -	$ 21,676.80	$ 26,337.50	$ 62,546.46	$ 12,225.00	$ 37,725.00	$ -	$ -	**$ 159,074.26**	**$ 196,799.26**		