QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
July 21, 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 10:04 a.m. by Debra Beals, President.

REVIEW OF DRAFT MEETING MINUTES: June 16, 2025:

The minutes from the June 16, 2025, meeting were reviewed by the board. Deb made a motion to approve, seconded by Judy and approved by the board unanimously.

PRESIDENT'S REPORT:

Happy Mid-Summer QRII Co-Owners!

Thank you to all the people that voted on the 4th Amendment. It passed with 72.37% affirmative votes. The 4th Amendment will bring the QRII Association's governing documents to current industry standards and save the Association money by changing responsibility of limited common elements to the co-owner. An immediate savings of $3,530 has occurred by removing "mulch" from the landscaping contract. The Association's property managers, Lindsay and Diane, have graciously offered to arrange a bulk order of mulch for those of you that would like to pay for it at a bulk rate. If you are interested, contact the Berkshire Hathaway office.

If you have not already visited the QRII Association's Website or Facebook Page, please take a few minutes to check it out. The Condo Association documents are readily available for your review. Check it out here at www.quailrun2.com. Also, please consider following the QRII Association's Facebook page for community updates here - QRII Facebook Page. This is a great way to stay connected to your Association.

Mark your calendars for the Annual Association Meeting that has been scheduled for November 17th at 6 pm.

That's all for now. Take care, Deb Beals

FINANCIAL REPORTS:

Treasurer's Report - Water Usage: Lindsay said the city has not yet provided us with an update on the high-water usage from the previous month after the new meters were installed. This month the only high bill was for 2373/2375 Mansfield – we will check the next bill to see if it has come down before requesting investigation by the City.

Treasurer's Report - Financials: The financials were reviewed through June 30, 2025. Kimberly looked the financials over and everything looked good. Carol made a motion to approve the financials, seconded by Darlene and approved by the board unanimously.

Checking Account Ending Balance:	$16,187.50
Reserve Fund (RF) Account Ending Balance:	$144,173.15
HOA Fees Income = **Buy-In-Fee Income to Reserve** **Additional Assessment Income**	$25,949.89 $0 $12,377.65
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$26,609.24 $12,377.65
Total Capital Expenses	$0

Co-Owner Delinquency list: The board reviewed the delinquent list as of 7/21/25. The owner of Unit 33 has paid their past balance but now owes only for July. Unit 20 is on a payment plan but their balance is up to $1,000 and they were notified that a lien may be filed. They indicated they would make another payment.

OLD BUSINESS:

1. **Outstanding Maintenance – 2025 Projects:**

- CD Lawn removed the mulch from their contract which saved the association $3,530. Lindsay will get a price for owners that want to do mulch individually.
- Betke Masonry completed the quoted work from 2024. They provided a quote for 2386 Mansfield at $2,240. Lindsay confirmed that the repair can wait until 2026 as it's not structural.
- Lyster update: Work is currently in process.

  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 September 8 and 9, 2025. This could change depending on the sewer replacement by Oshtemo Township.
- Deck replacements have been completed at 2360/2362 Strathmore and 2401 Wildemere as of July 14. The board agreed sealing the decks is the owner's responsibility and should be done after 8 weeks or next year based on the contractor's recommendation.
- The maintenance log was reviewed by the board.
- Building power washing for Mansfield and Wildemere was completed by Fish on June 22
- Dennis will replace the remaining mailboxes needed on Mansfield the week of August 15.
- Dennis will repair the remaining deck at 2401 Fairgrove the week of August 15
- The termites have been treated at 2406/2408 Strathmore by Exact Pest for $1,695.
- The storm damage quote currently totals $16,251.26, not including tree removal needed. The insurance deductible is $10,000. The board agreed they would not file an insurance claim.
- The board reviewed two quotes for the deck and siding repairs at 2400 Wildemere from the storm damage but the quotes are not equal in terms of work being performed. The board would like each contractor to update their quote so they are equal and then the board will vote via e-mail if the information is available prior to the next Board meeting.

- The board also reviewed two quotes for siding replacement at 2386 Mansfield from storm damage. Deb made a motion to approve the quote from West Michigan Roofing for $7,411.26, seconded by Darlene and approved by the board unanimously.
- Dennis is working to evaluate all of the spring walk around work needed to recommend priority and cost so the work can be completed as needed pending available funds.
- Precision Tree Care plans to complete all remaining tree removal & trimming approved by the Board at their June meeting as determined during the Spring walk around totaling $35,645 in September. Once a date is confirmed, owners will be notified.
- Betke and Lyster are still in process of providing quotes for additional work that was identified on the spring walk around.
- The board reviewed two quotes for replacing the retaining wall at 2386 Mansfield. The board agreed they would like to see a quote from Earthworks as the two quotes received seemed high.

2. Legal Dispute with 2386 Wildemere – The legal dispute between the owner and the association has been fully resolved and both parties have signed the release.

3. Master Deed Amendment – The amendment passed on July 1st, 2025. All mortgage lenders were mailed notice on July 1, 2025 to complete the amendment process. The amendment will be recorded on October 1st, 2025 and the recorded copy of the Amendment will be provided to all Co-Owners by mail.

NEW BUSINESS:

1. The annual meeting will be held November 17 at 6:00 p.m. at the Oshtemo Community Center. Lindsay will e-mail owners later in the year asking if anyone wants to be included on the election ballot to run for the board of directors.

NEXT BOARD MEETING and ADJOURNMENT:

The Board of Directors will meet next on August 18, 2025, at 11:00 a.m. at the Berkshire Hathaway office. The meeting was adjourned at 11:26 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:	$ 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	$ 24,285.83	$ 24,285.83	$ 24,285.83	$ 24,285.83	$ 24,285.83	$ 24,285.83	$ 144,561.66	$ 290,276.64	$ 291,430.00	$ (1,153.36)
Buy-In Fee Income	$ -	$ -	$ -	$ 1,810.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,810.00	$ 1,810.00	$ -	$ 1,810.00
Assessment Fee Income	$ -	$ -	$ 47,234.94	$ 10,098.63	$ 7,746.35	$ 12,377.65	$ 9,260.99	$ 9,260.99	$ 4,020.45	$ -	$ -	$ -	$ 77,457.57	$ 100,000.00	$ 100,000.00	$ -
Fine/Violation Fee Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Late Fee Income	$ -	$ -	$ -	$ -	$ -	$ 175.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 175.00	$ 175.00	$ -	$ 175.00
TOTAL INCOME	$ 21,605.88	$ 26,035.21	$ 71,308.53	$ 35,516.22	$ 31,035.85	$ 38,502.54	$ 33,546.82	$ 33,546.82	$ 28,306.28	$ 24,285.83	$ 24,285.83	$ 24,285.83	$ 224,004.23	$ 392,261.64	$ 391,430.00	$ 831.64
Administrative:																$ -
Legal & Professional Fees	$ 5.00	$ 1,775.50	$ 2,065.00	$ 2,895.00	$ 2,013.00	$ 2,640.69	$ 625.00	$ 625.00	$ 625.00	$ 625.00	$ 625.00	$ 625.00	$ 11,394.19	$ 15,144.19	$ 7,500.00	$ 7,644.19
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	$ 7,560.00	$ 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)	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.67	$ 16.63	$ 838.34	$ 938.32	$ 200.00	$ 738.32
Total Administrative	$ 1,894.62	$ 3,057.89	$ 3,457.87	$ 4,161.90	$ 3,429.31	$ 3,896.81	$ 1,901.67	$ 1,901.67	$ 1,901.67	$ 1,901.67	$ 1,901.67	$ 1,901.63	$ 19,898.40	$ 31,308.38	$ 24,720.00	$ 6,588.38
Building Maintenance:																$ -
Building Maintenance	$ 357.31	$ 105.90	$ 217.29	$ 2,535.00	$ 825.00	$ 10,430.40	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 14,470.90	$ 23,470.90	$ 18,000.00	$ 5,470.90
Downspout/Gutter Cleaning	$ 97.36	$ -	$ 2,200.00	$ 300.00	$ -	$ 2,500.00	$ -	$ -	$ 2,200.00	$ -	$ 2,200.00	$ -	$ 5,097.36	$ 9,497.36	$ 8,800.00	$ 697.36
Total Building Maintenance	$ 454.67	$ 105.90	$ 2,417.29	$ 2,835.00	$ 825.00	$ 12,930.40	$ 1,500.00	$ 1,500.00	$ 3,700.00	$ 1,500.00	$ 3,700.00	$ 1,500.00	$ 19,568.26	$ 32,968.26	$ 26,800.00	$ 6,168.26
Insurance:																$ -
Insurance Expense	$ -	$ -	$ 4,033.25	$ 1,304.50	$ 1,588.00	$ 1,389.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 8,314.75	$ 17,842.75	$ 23,000.00	$ (5,157.25)
Total Insurance	$ -	$ -	$ 4,033.25	$ 1,304.50	$ 1,588.00	$ 1,389.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 1,588.00	$ 8,314.75	$ 17,842.75	$ 23,000.00	$ (5,157.25)
Common Area Expenses:																$ -
Electricity	$ 311.67	$ 153.68	$ 155.25	$ 155.71	$ 155.89	$ 155.36	$ 183.33	$ 183.33	$ 183.33	$ 183.33	$ 183.33	$ 183.37	$ 1,087.56	$ 2,187.58	$ 2,200.00	$ (12.42)
Water/Sewer	$ 2,571.74	$ 2,629.69	$ 2,410.99	$ 2,294.58	$ 2,821.88	$ 2,311.92	$ 2,827.50	$ 2,827.50	$ 2,827.50	$ 2,827.50	$ 2,827.50	$ 2,827.50	$ 15,040.80	$ 32,005.80	$ 33,930.00	$ (1,924.20)
Garbage/Recycling	$ 1,393.07	$ 1,397.83	$ 335.78	$ 885.94	$ 872.62	$ 877.62	$ 885.94	$ 885.94	$ 885.94	$ 885.94	$ 885.94	$ 885.94	$ 5,762.86	$ 11,078.50	$ 19,395.00	$ (8,316.50)
Pest Control	$ -	$ -	$ -	$ -	$ 675.00	$ -	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 125.00	$ 675.00	$ 1,425.00	$ 1,500.00	$ (75.00)
Total Common Area Expenses	$ 4,276.48	$ 4,181.20	$ 2,902.02	$ 3,336.23	$ 4,525.39	$ 3,344.90	$ 4,021.77	$ 4,021.77	$ 4,021.77	$ 4,021.77	$ 4,021.77	$ 4,021.81	$ 22,566.22	$ 46,696.88	$ 57,025.00	$ (10,328.12)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 5,291.88	$ 4,804.38	$ 5,048.13	$ 5,860.63	$ 5,860.63	$ 5,860.63	$ 5,860.63	$ 5,860.59	$ -	$ 15,144.39	$ 44,447.50	$ 46,885.00	$ (2,437.50)
Tree Trimming/Removal	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ 8,500.00	$ 6,000.00	$ 2,500.00
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	$ 11,860.63	$ 5,860.63	$ 5,860.63	$ 5,860.63	$ 5,860.59	$ 5,500.00	$ 29,888.14	$ 70,691.25	$ 74,885.00	$ (4,193.75)
TOTAL EXPENSES BEFORE RESERVE	$ 10,707.02	$ 11,426.24	$ 16,891.68	$ 16,929.51	$ 17,672.08	$ 26,609.24	$ 20,872.07	$ 14,872.07	$ 17,072.07	$ 14,872.07	$ 17,072.03	$ 14,511.44	$ 100,235.77	$ 199,507.52	$ 206,430.00	$ (6,922.48)
Reserve Expenditures	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ 21,676.80	$ 37,937.10	$ 10,913.00	$ 52,057.60	$ -	$ -	$ -	$ 57,965.30	$ 199,507.52		
TOTAL EXPENSES INCL. RESERVE	$ 10,707.02	$ 28,487.24	$ 16,891.68	$ 36,157.01	$ 17,672.08	$ 48,286.04	$ 58,809.17	$ 25,785.07	$ 69,129.67	$ 14,872.07	$ 17,072.03	$ 14,511.44	$ 158,201.07	$ 267,353.43		
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	$ 42,499.98	$ 85,000.00	$ 85,000.00	
Transfer Assessment to Reserve	$ -	$ -	$ 47,234.94	$ 10,098.63	$ 7,746.35	$ 12,377.65	$ 9,260.99	$ 9,260.99	$ 4,020.45	$ -	$ -	$ -	$ 77,457.57	$ 100,000.00	$ 100,000.00	
Transfer Buy-In Fee to Reserve	$ -	$ -	$ -	$ 1,810.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,810.00	$ 1,810.00	$ -	
Transfer from Reserve Account	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ -	$ 59,613.90	$ 10,913.00	$ 52,067.60				$ 36,288.50	$ 158,883.00		
Checking Account Balance:	$ 39,678.92	$ 47,204.56	$ 47,303.14	$ 46,897.89	$ 45,431.98	$ 16,187.50	$ 34,194.73	$ 36,525.16	$ 36,665.59	$ 38,996.02	$ 39,126.49	$ 41,817.51				

FIRST NATIONAL BANK SAVINGS:	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD ACTUAL	PROJ. TOTAL	BUDGET	VARIANCE
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	$ 42,499.98	$ 85,000.00	$ 85,000.00	
Assessment Contribution	$ -	$ -	$ 47,234.94	$ 10,098.63	$ 7,746.35	$ 12,377.65	$ 9,260.99	$ 9,260.99	$ 4,020.45	$ -	$ -	$ -	$ 77,457.57	$ 100,000.00		
Buy In Fee Income	$ -	$ -	$ -	$ 1,810.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,810.00	$ 1,810.00		
Interest Income (includes Dec.'24)	$ 40.18	$ 68.05	$ 72.91	$ 120.95	$ 124.01	$ 135.45	$ -	$ -	$ -	$ -	$ -	$ -	$ 561.55	$ 561.55		
Reserve Account Distribution	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ -	$ 59,613.90	$ 10,913.00	$ 52,067.60	$ -	$ -	$ -	$ 36,288.50	$ 158,883.00		
Transfer to Checking	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
Account Balance	$ 65,256.06	$ 55,346.44	$ 109,737.62	$ 109,623.03	$ 124,576.72	$ 144,173.15	$ 100,903.57	$ 106,334.89	$ 65,371.07	$ 72,454.40	$ 79,537.73	$ 86,621.10				
Reserve Expenditures Budgeted:																
Roof Replacements	$ -	$ 3,369.20	$ -	$ -	$ -	$ 13,476.80	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,846.00	$ 16,846.00		
Siding Replacements	$ -	$ 13,014.40	$ -	$ -	$ -	$ -	$ -	$ -	$ 52,057.60	$ -	$ -	$ -	$ 13,014.40	$ 65,072.00		
Gutters/Downspouts	$ -	$ 677.40	$ -	$ -	$ -	$ -	$ 2,709.60	$ 9,813.00	$ -	$ -	$ -	$ -	$ 677.40	$ 13,200.00		
Chimney Chases/Caps	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,100.00	$ -	$ -	$ -	$ -	$ -	$ 1,100.00		
Deck Replacements	$ -	$ -	$ -	$ 19,227.50	$ -	$ -	$ 19,227.50	$ -	$ -	$ -	$ -	$ -	$ 19,227.50	$ 38,455.00		
Garage Doors Replaced	$ -	$ -	$ -	$ -	$ -	$ 8,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,200.00	$ 8,200.00		
Replace Trim Boards	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00		
Driveways Replaced	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00		
TOTAL	$ -	$ 17,061.00	$ -	$ 19,227.50	$ -	$ 21,676.80	$ 37,937.10	$ 10,913.00	$ 52,057.60	$ -	$ -	$ -	$ 57,965.30	$ 158,873.00		