

QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
June 15, 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 April 30, 2026, meeting were approved via e-mail on April 22, 2026. Deb made a motion to approve, seconded by Carol and approved by the board unanimously.

PRESIDENT'S REPORT: Happy summer everyone! I just wanted to give a shout out to our Berkshire Hathaway management company, Lindsay and Danni, for organizing all of the Quail Run II 2026 planned repairs to be completed early this summer! It is a relief to see progress on multiple repair projects! On another note, the thunderstorms and winds have been more severe these past few years in the Kalamazoo area so please report any downed trees, limbs, branches or storm damage to Berkshire Hathaway as soon as possible. Thank you for your continued support of the Quail Run II Board members as we work hard on your behalf to improve our community. Have a wonderful day! Deb Beals

FINANCIAL REPORTS:

Treasurer's Report - Financials: The financials were reviewed for April & May, 2026. Carol made a motion to approve the financials, seconded by Judy and approved by the board unanimously. The following are numbers for May 31, 2026:

Checking Account Ending Balance:			\$57,024.49
Reserve Fund (RF) Account Ending Balance:			\$142,228.92
HOA Fees Income =			\$17,546.02
Buy-In-Fee Income to Reserve Additional Assessment Income			\$15,831.84
Total Operating Expenses:			\$14,666.45
Transfer \$ from Checking into Reserve Fund:			\$10,020.25
Total Capital Expenses			\$8,425.00

Co-Owner Delinquency list: The board reviewed the delinquent list. There are three owners who are delinquent. One owner was making payments on their assessment but has since stopped and is only paying their monthly fees. One owner owes their assessment. The third owner hasn't been late previously so Lindsay will contact him. The board wants liens filed on the first two owners and after one more attempt in notifying them, they want to file on them in small claims court.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
2. Quality Concrete is scheduled to replace a sidewalk section at 2405 Strathmore on June 29 at a cost of \$1,350. Precision has removed the tree and will grind the stump on June 29.
3. Projects Planned:
 - MowCo will complete the first round of bush trimming on June 17-18
 - Quality Concrete will replace the sidewalk at 2365 Strathmore on June 16, 2026
 - Wyoming Asphalt will replace the driveway at 2401/2403 Fairgrove on July 15-16
 - West Michigan Roofing will replace the chimney chase at 2365/2367 Strathmore – date TBD
 - Lyster has started the siding replacement at 2405/2407 Strathmore and will do 2376/2378 Strathmore between June 18-30
4. Spring Walk Around:
 - Asphalt repairs and replacements – quotes in process
 - Tree trimming & removals – still waiting for one quote – Lindsay will e-mail the board once the second quote comes in
 - The board reviewed a quote for gutter replacements at 2365/2367 Strathmore with 6” gutters for \$1,341. Deb made a motion to approve, seconded by Linda and approved by the board unanimously. The quote from Earthworks to bury the downspout is still coming for the board to review.
 - The retaining walls at 2368 Mansfield and 2378 Strathmore - quotes in process with Earthworks
 - Additional tuckpointing at several locations – quote in process with Betke
 - Concrete repairs at 2367 Strathmore, 2379 Strathmore and 2407 Strathmore – quotes in process with Quality Concrete
 - Porch railing replacement at 2376/2378 Strathmore – quote in process with Lyster
 - Chimney chase replacement at 2343/2345 Fairgrove – quote received for \$6,500 from West Michigan Roofing – the board agreed this will be budgeted in 2027.
 - Trim and lattice repair/replacement – quote in process with several contractors
 - Dennis will be working on the exterior repairs the week of July 27

NEW BUSINESS:

1. The board discussed the inappropriate location of a motion sensor that was put on a tree. The board requested that the owner be notified to remove the sensor and then have Precision Tree Service put a protective tree product in the hole of the tree to alleviate any further harm to the tree.
2. The board will review the draft documents prepared by attorney in 2024 and will decide if there are any updates they feel should be implemented in the governing documents.

The next meeting will be held on July 20 at 10 a.m.

There being no further business to come before the board, the meeting was adjourned at 11:20 a.m.

Submitted by Diane Bornhorst on behalf of the Board of Directors

Board of Director's Meeting Minutes Approved 7-20-26

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	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 105,870.33	\$ 211,156.83	\$ 210,573.00	\$ 583.83	
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	\$ 20,218.02	\$ 23,406.04	\$ -	\$ -	\$ -	\$ -	\$ 137,780.97	\$ 181,405.03	\$ 180,857.00	\$ 548.03	
Fine/Violation Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Late Fee Income	\$ 25.00	\$ 100.00	\$ -	\$ 25.00	\$ -	\$ 125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275.00	\$ 275.00	\$ -	\$ 275.00	
TOTAL INCOME	\$ 19,607.90	\$ 18,246.19	\$ 97,314.61	\$ 40,016.48	\$ 33,377.86	\$ 36,863.26	\$ 37,765.77	\$ 40,953.79	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 17,547.75	\$ 245,426.30	\$ 394,336.86	\$ 391,430.00	\$ 2,906.86	
Administrative:																\$ -	
Legal & Professional Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.00	\$ 30.00	\$ 500.00	\$ (470.00)	
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	\$ 7,560.00	\$ 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	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.66	\$ 41.74	\$ 108.29	\$ 358.33	\$ 500.00	\$ (141.67)	
Total Administrative	\$ 1,297.48	\$ 1,274.56	\$ 1,266.83	\$ 1,605.11	\$ 1,268.14	\$ 1,327.00	\$ 1,501.66	\$ 1,301.66	\$ 1,301.66	\$ 1,301.66	\$ 1,301.66	\$ 2,801.74	\$ 8,039.12	\$ 17,549.16	\$ 18,320.00	\$ (770.84)	
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	\$ 2,514.58	\$ 2,514.62	\$ 5,995.00	\$ 21,082.52	\$ 30,175.00	\$ (9,092.48)	
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	\$ 2,514.58	\$ 4,514.58	\$ 5,214.62	\$ 9,295.00	\$ 29,082.52	\$ 48,675.00	\$ (19,592.48)	
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	\$ 9,729.00	\$ 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	\$ 9,729.00	\$ 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	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.66	\$ 191.74	\$ 935.09	\$ 2,085.13	\$ 2,300.00	\$ (214.87)	
Water/Sewer	\$ 2,443.24	\$ 2,577.95	\$ 2,470.37	\$ 2,476.13	\$ 2,488.85	\$ 2,551.19	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.33	\$ 2,833.37	\$ 15,007.73	\$ 32,007.75	\$ 34,000.00	\$ (1,992.25)	
Garbage/Recycling	\$ 906.08	\$ 1,025.46	\$ 1,020.97	\$ 1,096.83	\$ 1,137.32	\$ 1,137.32	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,323.98	\$ 12,323.98	\$ 12,000.00	\$ 323.98	
Pest Control	\$ -	\$ -	\$ -	\$ 686.00	\$ -	\$ 686.00	\$ -	\$ 800.00	\$ -	\$ 800.00	\$ -	\$ -	\$ 1,372.00	\$ 2,972.00	\$ 3,200.00	\$ (228.00)	
Total Common Area Expenses	\$ 3,497.94	\$ 3,760.15	\$ 3,648.61	\$ 4,416.79	\$ 3,782.98	\$ 4,532.33	\$ 4,024.99	\$ 4,824.99	\$ 4,024.99	\$ 4,824.99	\$ 4,024.99	\$ 4,025.11	\$ 23,638.80	\$ 49,388.86	\$ 51,500.00	\$ (2,111.14)	
Grounds:																\$ -	
Landscaping/Mowing Contract	\$ -	\$ -	\$ -	\$ 3,638.33	\$ 2,738.33	\$ 4,763.33	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ -	\$ 11,139.99	\$ 28,721.24	\$ 28,130.00	\$ 591.24	
Tree Trimming	\$ -	\$ -	\$ -	\$ 730.00	\$ -	\$ -	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730.00	\$ 7,730.00	\$ 7,000.00	\$ 730.00	
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	\$ 10,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 3,516.25	\$ 5,026.25	\$ 22,784.98	\$ 52,392.48	\$ 55,235.00	\$ (2,842.52)	
TOTAL EXPENSES BEFORE RESERVE	\$ 9,483.75	\$ 8,763.04	\$ 8,553.77	\$ 21,062.23	\$ 14,666.45	\$ 10,957.66	\$ 20,184.48	\$ 13,784.48	\$ 12,984.48	\$ 13,784.48	\$ 14,984.48	\$ 18,694.72	\$ 73,486.90	\$ 167,904.02	\$ 191,430.00	\$ (23,525.98)	
Reserve Expenditures	\$ 17,157.50	\$ -	\$ -	\$ 19,592.50	\$ 8,425.00	\$ -	\$ 59,292.50	\$ 9,300.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 45,175.00	\$ 123,767.50			
TOTAL EXPENSES INCL. RESERVE	\$ 26,641.25	\$ 8,763.04	\$ 8,553.77	\$ 40,654.73	\$ 23,091.45	\$ 10,957.66	\$ 79,476.98	\$ 23,084.48	\$ 22,984.48	\$ 13,784.48	\$ 14,984.48	\$ 18,694.72	\$ 118,661.90	\$ 291,671.52			
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	\$ 9,571.50	\$ 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	\$ 20,218.02	\$ 23,406.04	\$ -	\$ -	\$ -	\$ -	\$ 137,780.97	\$ 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	\$ -	\$ 59,292.50	\$ 9,300.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 45,175.00	\$ 123,767.50			
Checking Account Balance:	\$ 45,920.45	\$ 53,426.17	\$ 60,824.90	\$ 55,740.17	\$ 57,024.49	\$ 62,144.33	\$ 57,912.35	\$ 60,080.37	\$ 63,048.39	\$ 65,216.41	\$ 66,184.43	\$ 63,442.21					
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	\$ 9,571.50	\$ 19,143.00	\$ 85,000.00		
Assessment Contribution	\$ 165.85	\$ 382.18	\$ 79,766.86	\$ 22,443.73	\$ 15,831.84	\$ 19,190.51	\$ 20,218.02	\$ 23,406.04	\$ -	\$ -	\$ -	\$ -	\$ 137,780.97	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559.74	\$ 559.74			
Reserve Account Distribution	\$ 17,157.50	\$ -	\$ -	\$ 19,592.50	\$ 8,425.00	\$ -	\$ 59,292.50	\$ 9,300.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 45,175.00	\$ 123,767.50			
Account Balance	\$ 45,079.51	\$ 47,101.89	\$ 128,521.00	\$ 133,085.58	\$ 142,228.92	\$ 163,162.72	\$ 105,465.47	\$ 97,760.72	\$ 89,355.97	\$ 90,951.22	\$ 92,546.47	\$ 94,141.72					
Reserve Expenditures Budgeted:																	
Roof Replacements	\$ -	\$ -	\$ -	\$ 6,515.00	\$ 6,875.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,390.00	\$ 13,390.00			
Siding/Gutters	\$ 17,157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,157.50	\$ 68,630.00			
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			
Driveways Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,300.00			
TOTAL	\$ 17,157.50	\$ -	\$ -	\$ 19,592.50	\$ 8,425.00	\$ -	\$ 59,292.50	\$ 9,300.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 45,175.00	\$ 123,767.50			