QUAIL RUN II CONDOMINIUM ASSOCIATION
ANNUAL ASSOCIATION MEETING
November 17, 2025 – 6:00 p.m.

PRESENT: Debra & Bryan Beals, Darlene Corey, Carol & Phil Gersmehl, Judy Loudin, Kimberly Nower, Ron Wenzel (Guest: Pam Wenzel), DeLynn Totten, Barb & Arnie Hanson, Ted Gould (Guest: TJ Gould), Phil Borozan, Grace Wentworth (Guest: Nick Lifka), Holly McNally, Margo Meyer, Marty Boughner, Michael Budram (Guest: Alex), Sylvia Kline, Carol Aldridge, Tim Haley, Melinda Figgins (Guest: Jose Santamaria), Linda Dickey, Margaret Nichols, Ryan Williamson, Amanda & Steven Swetich, Lindsay Flynn & Diane Bornhorst from Berkshire Hathaway.

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by Debra Beals, President, and she welcomed everyone to the annual association meeting. Everyone went around the room and introduced themselves and stated how long they have lived in the community.

MINUTES: The minutes of the November 7, 2024, meeting were reviewed. Jose Santamaria made a motion to accept, seconded by Carol Aldridge and approved by the co-owners present at the meeting.

UPDATES:

- MowCo will be handling the snow removal this season. Salt will be installed on all drives and sidewalks. No plowing will be done in any singular driveway if a car is present.
- CD Lawn Service will complete the second fall cleanup by November 30.
- The Energy Efficient Policy was reviewed by the owners and a printed copy was mailed to each owner and is also available on the website.

FINANCIALS:

- The operating fund has a balance of $36,783.99 and the reserve has a balance of $65,449.99 as of October 31, 2025.
- We are anticipated to have balances of $36,384.33 in operating and $51,161.26 in reserve as of December 31, 2025.
- We anticipate year end savings of $3,104.42 due primarily to the renegotiation of a refuse contract which saved the association approximately $8,000 per year.

PROJECTS COMPLETED IN 2025:

- The roof was replaced at 2373/2375 Fairgrove by Lyster Exteriors.
- Community wide tree trimming and removal project completed by Precision Tree Care.

- The siding and gutters were replaced at 2373/2375 Fairgrove by Lyster Exteriors.
- The chimney chases were replaced at 2378/2380 Fairgrove by Lyster Exteriors.
- The driveways were replaced at 2403 and 2404 Mansfield by Wyoming Asphalt.
- All remaining clustered mailboxes were replaced on Mansfield with single boxes.
- Decks were replaced at 2401 Wildemere and 2360/2362 Strathmore by West Michigan Roofing.
- Garage doors were replaced at 2403 Fairgrove, 2384 Wildemere, 2401 Wildemere, 2403 Mansfield and 2384 Mansfield.

2026 PROJECTS:

- MowCo will be the new lawn maintenance provider and they will handle mowing, edging, weed control, bush trimming, spring and fall cleanup, fertilization, gutter cleaning and roof blowing.
- The association will organize a bulk mulch price for any co-owner interested in having mulch installed at their expense in the spring.
- Preventative tree trimming and removal.
- Asphalt sealing, crack filling and patching for driveways as needed.
- Wildemere and Mansfield buildings have rotted and/or damaged trim boards along roof lines and chimney trims on all buildings. In Spring 2026, estimates will be collected for the Board's consideration and pending available operating funds, to confirm what options are available in terms of a long-term repair or replacement.
- The board will complete a spring 2026 walk around and any exterior repairs needed will be completed throughout the summer of 2026.

CAPITAL PROJECTS (2026 RESERVE EXPENDITURES):

- Roof replacement at 2402/2404 Fairgrove by West Michigan Roofing.
- Siding and gutter replacement at 2376/2378 and 2405/2407 Strathmore by Lyster Exteriors.
- Chimney chases replaced at 2365/2367 Strathmore by West Michigan Roofing.
- Driveway replacement at 2401/2403 Fairgrove by Wyoming Asphalt.
- Concrete replacement on sidewalk at 2365 Strathmore – contractor not yet selected.

SPECIAL MEETING REQUEST:

- The board received a certified request for a special meeting (or be added to the current agenda) to discuss a proposal to restructure the monthly fees to an operating expense plus 10% model.

- Under this proposal, the association would reduce the reserve contribution made through the operating budget from the current 34.36% to 10% and instead shift the remaining reserve funding into the 2026 Annual Additional Assessment.

- The Board met to review this proposal and has agreed to adopt the updated payment structure for 2026. Under this structure, monthly fees will be reduced while the additional assessment will be increased; however, the combined annual cost to each Co-Owner will remain the same. The Board approved this adjustment to help reduce the monthly fees which solely helps when lenders review prospective buyers for new mortgage approvals in turn helping current owners who are planning to sell their units. It was also noted during the discussion that this is not intended as a long-term funding solution for future capital needs. Monthly fees will need to increase again in subsequent years, as the Association must consistently contribute a minimum of $90,000 annually to the reserve account, in accordance with the Capital Improvement Budget and long-term reserve funding requirements.

ELECTION RESULTS:

- A total of 18 ballots were returned.

- The 2025 Financial Review has been waived as there were 17 votes to waive the 2025 review and 1 vote who voted in favor of a review.

- Deb Beals and Carol Gersmehl were re-elected to the board of directors for another two-year term.

OWNER QUESTIONS:

- Who is responsible for the chimneys? Chimney caps and the interior of chimneys are the responsibility of the owner and the exterior chimney box structure is the responsibility of the association.

- Can we obtain quotes for replacing the driveways with concrete instead of asphalt for the owner to pay the difference in cost if they chose to do so? Lindsay will make sure to get concrete quotes along with asphalt quotes when bidding for the replacement of driveways for owners to consider the different in cost at their expense.

- How does the bidding process work for projects? We work to collect at least 2-3 estimates per project for the Board's consideration. Depending on the project, we have a handful of contractors that are considered that we have worked with on past projects. For budget planning, West Michigan Roofing is the only provider we work with that will provide us with free quotes and full property evaluations. They understand that providing these evaluations will not guarantee any work. They do this solely due to the long-standing relationship Berkshire Hathaway has had with them.

- Why was it determined to replace the siding instead of repairing the siding on the buildings where needed? As the exterior of the buildings is either wood or T-11, that is not a long-term material and the repairs will continue, as the material will continue to deteriorate. Wrapping the current siding with vinyl siding is the best option to maintain the structural integrity of the buildings and is more cost effective than regular and continuous exterior repairs.

- How were the buildings prioritized for roof and siding replacements? In previous years, Lyster Exteriors has worked with the Board to evaluate and recommend replacements needed. With Berkshire Hathaway coming on January 1, 2026, they work with West Michigan Roofing who provides a complete property evaluation for the sole purpose of long-term budget planning. They have provided an estimated life span and replacement recommendation for all roofs and buildings siding.

- Why did the Co-Owners not approve the Special Meeting Request to reduce the fees and increase the Additional Assessment? Per the Association Bylaws, the Board has the authority to establish the yearly budget and monthly fees and issue additional assessments for the purpose of replacement of common elements. A Special Assessment is the only circumstance that requires Co-Owner approval and that would be needed only when the Board wants to complete a project that would entail adding a new common element like a shed that is not currently in place or a perimeter fence around the entire property or making an improvement to a common element for example adding solar panels on each roof.

- Two Co-Owners referenced specific work orders related to their units. The Co-Owners were recommended to contact Berkshire Hathaway directly to follow up on any outstanding work orders or to ensure any work orders needed are reported so they can be addressed.

ADJOURNMENT:

There being no further business to come before the board, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Diane Bornhorst on behalf of the Board of Directors