QUAIL RUN II CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 19, 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 10:02 a.m. by Debra Beals, President.

SECRETARY'S REPORT: The minutes from the August 17, 2026, meeting were reviewed by the board and approved via e-mail on 9/28/26.

PRESIDENT'S REPORT: Thank you to everyone for a great year of community accomplishments! The long list of maintenance repairs are being completed in the order of priority and the Association is making great headway. Have a wonderful holiday season! Thanks, Deb

FINANCIAL REPORTS:

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

Checking Account Ending Balance:	$68,774.86
Reserve Fund (RF) Account Ending Balance:	$120,517.50
HOA Fees Income **Additional Assessment Income**	$17,547.75 $ 1,423.80
Total Operating Expenses: **Transfer $ from Checking into Reserve Fund:**	$15,522.44 $ 1,423.80
Total Capital Expenses	$ 9,681.00

Co-Owner Delinquency list: The board reviewed the delinquent list. There are delinquent fees at month end totaling $13,367.34. One large delinquent balance has been paid. The board agreed to have the attorney send a letter to one owner who is consistently delinquent. Lindsay has been in contact with the daughter of one owner who passed away and they are waiting for probate.

The board discussed and approved removing the irrigation meters that we are paying a minimum balance on each month. Lindsay has contacted the city but hasn't heard back from them yet.

OLD BUSINESS:

1. The maintenance log was reviewed by the board.
2. Projects Planned and Completed:
   - TM Asphalt completed all asphalt repairs but 2402 FG on 10/20/26 totaling $7,342
   - Precision Tree Care completed tree trimming and removals on 8/27 totaling $10,415
   - EarthWorks replaced the gutter/bubblers installed at 2365/2367 SM on 9/24 for $1,435

- EarthWorks replaced the retaining wall at 2378 SM on 8/27 and 2368 MF has not yet been scheduled
- The tuckpointing for 2401 WM and 2373/2375 MF have not yet been scheduled with Betke
- Quality Concrete will be completing the concrete replacement at 2367 SM and 2379 SM soon – were originally scheduled for October 15 but were delayed
- Kent Concrete completed the mud-jacking of the sidewalk at 2399 WM
- We are still waiting for quotes for the porch railing replacements at 2376/2378 SM
- Quotes are in process for the Wildemere trim and lattice wrap & replacement – Lindsay indicated that she is having a hard time getting contractors interested in this project.
- Dennis completed all spring walk around repairs

NEW BUSINESS:

1. The Board discussed the deck repairs needed at 2373 Fairgrove. The owner indicated they are trying to get repairs completed, however, the board is concerned that the deck support being broken could cause damage to the building. They would like to see these repairs completed by the owner by May 1 with a quote and scope of work received by the board within 60 days.
2. The board would like to have the attorney review the governing documents resolution recommendation to see if they feel it is material or not.
3. Lindsay provided the board with a Board Code of Conduct which they will review further.
4. CD Lawn is claiming legal action if the final invoice for 2025 for the gutter cleaning is not paid. CD has been told because they failed to do a fall cleanup that the cost offsets the invoice.
5. MowCo provided a maintenance report outlining their services provided in 2026. Owners were informed in the spring newsletter that they were responsible for hand weeding of their beds and only spray would be applied. If owners don't want weed spray they should put up "Do not spray" signs in their beds. Lindsay will send another reminder to owners about what their responsibilities are.
6. The board reviewed the annual meeting information including the newsletter, the board election ballot and the agenda.
7. The board reviewed the 2027 draft budget including the Assessment schedule for 2027. Deb made a motion to approve, seconded by Judy and approved by the board unanimously.
8. The capital reserve plan was also reviewed.
9. The owner who has four cars will be asked to keep their cars in their driveway so snow can be plowed in the cul-de-sac.

The annual meeting is scheduled for November 16 at 6:00 p.m. at the offices of Berkshire Hathaway. The board will conduct a regular board meeting prior to the annual meeting for board elections and any other additional business.

There being no further business to come before the board, the meeting was adjourned at 12:01 p.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	$ 158,486.11	$ 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	$ 1,423.80	$ 6,898.21	$ 5,425.15	$ -	$ 169,081.67	$ 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	$ -	$ 208.35	$ -	$ -	$ 438.74	$ 647.09	$ -	$ 647.09
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**	**$ 18,971.55**	**$ 24,654.31**	**$ 22,972.90**	**$ 17,547.75**	$ 329,506.52	$ 394,681.48	$ 391,430.00	$ 3,251.48
Administrative:																$ -
Legal & Professional Fees	$ -	$ -	$ -	$ -	$ -	$ 30.00	$ 30.00	$ 50.00	$ -	$ (90.00)	$ -	$ -	$ 110.00	$ 20.00	$ 500.00	$ (480.00)
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	$ 11,340.00	$ 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	$ 8.02	$ 10.92	$ 41.66	$ 41.66	$ 41.74	$ 132.41	$ 257.47	$ 500.00	$ (242.53)
Total Administrative	**$ 1,297.48**	**$ 1,274.56**	**$ 1,266.83**	**$ 1,605.11**	**$ 1,268.14**	**$ 1,327.00**	**$ 1,295.18**	**$ 1,318.02**	**$ 1,270.92**	**$ 1,411.66**	**$ 1,301.66**	**$ 2,801.74**	$ 11,923.24	$ 17,438.30	$ 18,320.00	$ (881.70)
																$ -
Building Maintenance:																$ -
Building Maintenance	$ 1,050.00	$ 90.00	$ -	$ 897.00	$ 3,623.00	$ 335.00	$ -	$ 800.00	$ 1,735.00	$ 2,514.58	$ 2,514.58	$ 2,514.62	$ 8,530.00	$ 16,073.78	$ 30,175.00	$ (14,101.22)
Asphalt Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,082.00	$ -	$ -	$ -	$ 7,082.00	$ 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**	$ -	$ 800.00	**$ 1,735.00**	**$ 9,596.58**	**$ 4,514.58**	**$ 5,214.62**	$ 11,830.00	$ 31,155.78	$ 48,675.00	$ (17,519.22)
																$ -
Insurance:																$ -
Insurance Expense	$ -	$ -	$ -	$ 6,475.00	$ 3,254.00	$ -	$ 1,627.00	$ 1,627.00	$ 1,627.00	$ 3,254.00	$ -	$ 1,627.00	$ 14,610.00	$ 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**	**$ 3,254.00**	**$ -**	**$ 1,627.00**	$ 14,610.00	$ 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	$ 157.41	$ 159.10	$ 191.66	$ 191.66	$ 191.74	$ 1,409.68	$ 1,984.74	$ 2,300.00	$ (315.26)
Water/Sewer	$ 2,443.24	$ 2,577.95	$ 2,470.37	$ 2,476.13	$ 2,488.85	$ 2,551.19	$ 2,577.21	$ 2,940.27	$ 2,567.92	$ 2,833.33	$ 2,833.33	$ 2,833.37	$ 23,093.13	$ 31,593.16	$ 34,000.00	$ (2,406.84)
Garbage/Recycling	$ 906.08	$ 1,025.46	$ 1,020.97	$ 1,096.83	$ 1,137.32	$ 1,137.32	$ 1,130.04	$ 1,072.93	$ 1,097.87	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 9,624.82	$ 12,624.82	$ 12,000.00	$ 624.82
Pest Control	$ -	$ -	$ -	$ 686.00	$ -	$ 686.00	$ 686.00	$ -	$ 1,066.30	$ 800.00	$ -	$ -	$ 3,124.30	$ 3,924.30	$ 3,200.00	$ 724.30
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**	**$ 4,170.61**	**$ 4,891.19**	**$ 4,824.99**	**$ 4,024.99**	**$ 4,025.11**	$ 37,251.93	$ 50,127.02	$ 51,500.00	$ (1,372.98)
Grounds:																
Landscaping/Mowing Contract	$ -	$ -	$ -	$ 3,638.33	$ 2,738.33	$ 4,763.33	$ 3,638.33	$ 4,263.33	$ 3,638.33	$ (225.00)	$ 3,516.25	$ -	$ 22,679.98	$ 25,971.23	$ 28,130.00	$ (2,158.77)
Tree Trimming	$ -	$ -	$ -	$ 730.00	$ -	$ -	$ 2,100.00	$ 450.00	$ 2,360.00	$ -	$ -	$ -	$ 5,640.00	$ 5,640.00	$ 7,000.00	$ (1,360.00)
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**	**$ 4,713.33**	**$ 5,998.33**	**$ (225.00)**	**$ 3,516.25**	**$ 5,026.25**	$ 39,234.97	$ 47,552.47	$ 55,235.00	$ (7,682.53)
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**	**$ 12,628.96**	**$ 15,522.44**	**$ 18,862.23**	**$ 13,357.48**	**$ 18,694.72**	$ 114,850.14	$ 165,764.57	$ 191,430.00	$ (25,665.43)
Reserve Expenditures	$ 17,157.50	$ -	$ -	$ 19,592.50	$ 8,425.00	$ -	$ 9,300.00	$ 61,819.50	$ 8,055.00	$ -	$ -	$ -	$ 124,349.50	$ 124,349.50		
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**	**$ 74,448.46**	**$ 23,577.44**	**$ 18,862.23**	**$ 13,357.48**	**$ 18,694.72**	$ 239,199.64	$ 290,114.07		
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	$ 14,357.25	$ 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	$ 14,156.83	$ 1,423.80	$ 12,323.36	$ -	$ -	$ 169,081.67	$ 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	$ 60,193.50	$ 9,681.00	$ -	$ -		$ 124,349.50	$ 124,349.50		
Checking Account Balance:	**$ 45,920.45**	**$ 53,426.17**	**$ 60,824.90**	**$ 55,740.17**	**$ 57,024.49**	**$ 62,144.33**	**$ 64,932.52**	**$ 66,718.80**	**$ 68,774.86**	**$ 60,648.33**	**$ 68,668.50**	**$ 65,926.28**				
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	$ 14,357.25	$ 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	$ 14,156.83	$ 1,423.80	$ 12,323.36	$ -	$ -	$ 169,081.67	$ 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	$ 142.01	$ 125.43	$ -	$ -	$ -	$ 1,002.57	$ 1,002.57		

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	$ 60,193.50	$ 9,681.00	$ -	$ -	$ -	**$ 124,349.50**	**$ 124,349.50**		
Account Balance	**$ 45,079.51**	**$ 47,101.89**	**$ 128,521.00**	**$ 133,085.58**	**$ 142,228.92**	**$ 163,162.72**	**$ 171,353.43**	**$ 127,054.02**	**$ 120,517.50**	**$ 122,112.75**	**$ 123,708.00**	**$ 125,303.25**				
Reserve Expenditures Budgeted:																
Roof Replacements	$ -	$ -	$ -	$ 6,515.00	$ 6,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,390.00**	**$ 13,390.00**		
Siding/Gutters/Tuckpointing	$ 17,157.50	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,472.50	$ -	$ -	$ -	$ -	**$ 68,630.00**	**$ 68,630.00**		
Gutters/Downspouts	$ -	$ -	$ -	$ 8,007.50	$ -	$ -	$ -	$ 1,341.00	$ -	$ -	$ -	$ -	**$ 9,348.50**	**$ 9,348.50**		
Chimney Chases/Caps	$ -	$ -	$ -	$ 2,820.00	$ -	$ -	$ -	$ 4,080.00	$ -	$ -	$ -	$ -	**$ 6,900.00**	**$ 6,900.00**		
Concrete replacements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	**$ 3,300.00**	**$ 3,300.00**		
Replace Trim Boards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**		
Tree Removals	$ -	$ -	$ -	$ 2,250.00	$ 1,550.00	$ -	$ -	$ -	$ 8,055.00	$ -	$ -	$ -	**$ 11,855.00**	**$ 11,855.00**		
Retaining Walls	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,626.00	$ -	$ -	$ -	$ -	**$ 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**	**$ 61,819.50**	**$ 8,055.00**	**$ -**	**$ -**	**$ -**	$ 124,349.50	$ 124,349.50		