

**Quail Ridge II HOA
Board Meeting
February 17, 2026
7:00 PM
Fort Worth Academy Library**

Call to Order

The meeting was called to order by Interim HOA Board President, Jane Hadley, at 7:00.

Board members present: Jane Hadley, Martha Ibos, Kelly McGuire, Jim Christianson, Jill Kolstad, Bill Shelton, Dave White

Committee chairs present: Paul Roberts, Sharen Dotsen

Guests: 15 residents of Quail Ridge II including members of the Gate Committee

Approval of Minutes

Minutes of the January 28, 2026, HOA board meeting were approved.

Since Jane Hadley is serving as Interim President, there is a vacancy on the board. David White was nominated to fill the vacancy and was approved unanimously. Bill Shelton was appointed interim secretary.

Discussion of Repairs/ Upgrade to Entry Gate

The purpose of the meeting was to hear the report of the committee on the entrance/exit gate repair and/or updating of the entire system. The immediate issue is the replacement of the actuators which are at risk of failing in a power outage. Jane explained the issues and gave an overview of the possible options. The spokespersons for the gate committee—Sharen Dotson and Terry Jobe—then described the investigative work the committee did in finding ways to resolve the issues. The report of their work and the committee's recommendations are attached to the minutes. The committee recommends making the necessary repairs to the actuators and upgrading the gate system with new technology much like the system used by the Briarcliff neighborhood. There was lengthy discussion by board members and guests. The cost to replace the actuators is approximately \$14,000 and additional upgrades are approximately \$8,000. A main concern is cost since the replacement of the Harris fence is considered a budget priority and there may be other unexpected expenses. After discussion and questions, Jane Hadley moved that the board approve the immediate installation of new actuators and that the committee's recommendation be accepted pending a review of finances and planned implementation. The vote was 4-3 in favor of the motion.

The meeting was adjourned at 8:30.