

**Quail Ridge II HOA
Board Meeting
March 17, 2026
7:00 PM
Jane Hadley's Home**

Call to Order

Interim President Jane Hadley called the meeting to order at 6:30.

Board members present: Jane Hadley, David White, Jim Christianson, Martha Ibos, Kelly McGuire, Bill Shelton.

Committee Chairs present: Paul Roberts, Sharen Dotson

Also in attendance were several residents of the neighborhood.

Approval of Minutes and Meeting Objectives

The minutes of the February 17, 2026, meeting were approved. Jane noted that after the February meeting, an email vote had been taken to approve the repairs of the entry gate actuators. The approval was unanimous.

Jane outlined the two issues for this meeting:

1. Establish priorities for completion this year
 - a. The Harris Parkway fence
 - b. Painting the entry/exit gates
 - c. Updating the current gate system
2. Organize for the election of president of the HOA board at the June meeting

Committee Reports

Finance: Jim Christianson reported that all 2026 assessments were paid on time. Balances are as follows: Checking \$16,630 Savings \$99,360. An additional \$6,700 in dues scheduled for deposit.

ACC: Paul Roberts reported that he had received four bids for replacing the Harris Parkway fence and planned to talk again with the two lowest bidders before submitting a recommendation.

Landscape:

Sharen Dotson reported that the HOA needed to enter into a new contract with Mike for landscaping services. She is working on including greater specificity in the contract such as the

need for regular weed control at the north fence. She also noted that a new rain/freeze sensor needed to be installed at an estimated cost of below \$400.

Discussion of Emergency Reserve

Jane asked that the board consider establishing a budgetary goal for a designated “emergency fund” to be available if needed. Suggestions as to how to do that included designating \$10,000, or determining a percentage of the annual income for emergency purposes. Martha Ibos moved to set aside \$10,000 for 2026 with the stipulation that the amount be determined each year. Jim Christianson seconded the motion. After discussion, the motion passed unanimously.

2026 Priorities

Three unbudgeted projects had been identified for possible funding. The board members established the following funding priorities for the remainder of 2026:

1. Harris Parkway fence. Funds have been earmarked for the replacement of the Harris Parkway fence but had not been specifically budgeted in the 2026 budget. The board approved the plan to replace the fence this year using the funds accumulated in the reserve. It is estimated that this will leave \$15,000 to \$20,000 in the reserve with \$10,000 of that set aside as an emergency fund.
2. Gate painting (for consideration in the fall)
3. Upgrading the entry system (for consideration in the fall)

Election of HOA Board President

Following a question raised by a homeowner regarding the plan to elect a new president at the June meeting, Jane reported that the by-laws allow for a special at-large election outside of the Annual General Meeting. (Article XIII Section 2). Jane moved, and Bill Shelton seconded, that we call a special meeting of the neighborhood in June to elect a new president to serve through 2026. The motion was discussed and passed unanimously.

Per the bylaws, Jane will appoint a nominating committee consisting of three members.

Restructuring the Board and Officers' Duties

Discussion was opened to explore restructuring the president's and board's responsibilities to include more volunteers. Cheryl Christianson gave a brief report on her research into the management of other HOAs and several ideas were proposed related to recruiting volunteers. Suggestions included offering volunteer sign-up sheets at the June meeting as well as door to door visits seeking feedback before the election. The ideas resonated with those present, but no action was taken.

Adjournment

Paul Roberts moved for adjournment at 8:24; Jane seconded; the meeting was adjourned.

Bill Shelton, Interim HOA board secretary.