

Quail Ridge II HOA Board Meeting

May 12, 2026

6:30 PM

7137 White Tail Trl (Ibos Residence)

Call to Order

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

Members present: Jane Hadley, Jim Christianson, Bill Shelton, Kelly McGuire, Martha Ibos, Dave White, Jill Kolstad (late arrival)

Committees: Paul Roberts, ACC Chair, Laura Cotton, Landscape Chair

Guests: John Dotson, JoAnn Smith

Approval of Minutes

A motion was made to approve minutes from the March 17 meeting, seconded and passed.

Summary of Accomplishments:

Jane opened the meeting with a summary of the projects accomplished in 2026. These include:

- Installation of new gate operators
- Replacement of the fence on Harris Parkway
- Installation of water sensors in irrigation system
- Completion of a management Restructuring Plan to be presented at this meeting

Financial Report

Jim Christianson presented the financial summary report. On January 1, 2026, \$66,048 was carried over from the previous year. An additional \$52,200 was collected in dues in the first quarter of 2026. Estimated expenditures for 2026 include \$41,506 for operations, \$13,872 for gate operator repairs, and \$30,000 for Harris fence replacement. Additional approved expenditures include painting the entry gate and upgrades to the gate entry system. These two items are pending a review of finances in the fall. Jane noted that the board had voted to maintain \$10,000 as an emergency reserve.

ACC Report

No new ACC applications have been received. Paul gave a brief account of the Harris fence replacement, explaining the bid process and selection, installation plan, and results. Several board members expressed appreciation for Paul's work and satisfaction with the process, vendor and results.

Landscape Report

Sharen Dotson has resigned as chair of the Landscape Committee and Laura Cotton appointed as her replacement. Laura reported that the water sensors had been replaced and that she was working with Mike on the weed problem

Dallas Gate Maintenance Agreement

Jane presented a maintenance contract quote from Dallas Gate. At a cost of \$40 a month, Dallas Gate will provide quarterly inspection and maintenance on the entry gate. Reduced repair fees are also included. Bill Shelton moved that the contract be accepted, Paul Roberts seconded and the motion passed.

Proposed Restructuring Plan for President and Board Duties (Jane, Cheryl, JoAnn)

Jane presented a plan to redistribute work related to the management of the HOA. Jane, Cheryl Christianson and JoAnn Smith developed the plan from information provided by Dave White and committees. The goal was to spread work out, create committees only where really needed or required, and to review pertinent bylaws. The board discussed the proposal and agreed to recommend it to the new president for implementation.

Presidential Search Report

Jane explained the steps taken in the search for a new president.

1. Nominating committee formed with Dave White, Joyce Parlin and Jane Hadley.
2. Emails to previous volunteers asking to serve and/or provide recommendations
3. Emails to all homeowners asking to serve and/or recommendations

John Dotson has volunteered to serve as president for the remainder of the year and will be a candidate for election at the June meeting.

Report on Insurance Claim

Dave White reported on damage to monument bed at Harris

June 9 General Meeting Agenda

The board discussed plans for the June 9 general meeting

Adjourn

HOA General Meeting, June 9, 7:00
Fort Worth Academy, Cafe
Come and Discuss Issues that Affect All of Us