Quail Ridge II HOA Board Meeting

September 8, 2026 6:30 PM

7155 White Tail Ct.

John called the meeting to order at 6:40 PM

Board Members in Attendance: John Dotson, Martha Ibos, Jim Christianson and Dave White

Committee Chairmen in attendance: Terry Jobe (Grounds – Hardscape), Laura Cotton (Grounds – Softscape) and Paul Roberts (ACC)

Residents in attendance: Gwen and Tony Aimone

Financial Report: Jim Christianson gave a current financial report.

Grounds-Hardscape Report: Terry Jobe reported that the gate is broken due to the controller and cannot be repaired as the parts are obsolete. After some discussion regarding the proposed new system, a motion was made by Dave White to approve the purchase of a new gate opening system without the reader for $7800. The motion was seconded by Jim Christianson. The motion passed unanimously.

Grounds – Softscape Report: Laura Cotton provided the board with a summary of the costs to repair the monument bed (summary attached to minutes) along with the anticipated reimbursement from insurance. The total cost will be $10,400. The HOA has already received an insurance check from Alacrity Solutions in the amount of $5,838.63 leaving the HOA $4,561.37 of the balance to absorb from its own funds.

John Dotson made the motion to authorize the repair of the planter/retaining wall by Tecton LLC in the amount of $6,500 and the repair to the interior and irrigation system by CMG Unlimited in the amount of $3,900. The motion was seconded by Dave White. The motion passed unanimously.

Due to the expenditures in 2026 to the Harris Parkway fence, the repairs to the monument bed and the updating of the gate opening system, the Board agreed to postpone painting the entry fence and adding a reader system to the new gate entry.

The meeting adjourned at 7:11 PM. The next meeting will be Tuesday October 20, 2026.

Repairs to Monument Bed

Adjuster's Summary

The adjuster's cost includes total replacement of the concrete footing. It does not include any repairs to the irrigation system

Replacement Cost Value	$ 7,835.93
Depreciation	(997.30)*
Deductible	(1,000.00)*
Net Payment	$ 5,838.63

Bid #1 (UCC Tecton LLC) $ 6,500.00

This bid includes total replacement of the concrete footing

Bid #2 (Limonta Masonry and Construction LLC) $ 2,500.00

This bid does not include replacement of the concrete footing

Repairs to Irrigation System

CMG Unlimited LLC (Mike Galaviz)

This bid includes removing the river rock, weedblocker and drip $3,800.00

*These deductions may be recoverable from the driver's insurance company when the claim is subrogated.