

QUAIL RUN II IMPORTANT NOTICE

December 9, 2024

Dear QRII Co-Owners,

This will most likely be the last communication you receive for the remainder of the 2024 calendar year. We hope this letter finds you well and that your Holidays are filled with joy and peace.

The 2025 Annual Budget has been approved as of November 18, 2025. A draft was shared with those of you who attended the annual meeting on November 7th.

Thank you to so many of you who have contributed to the operations of the QRII Community. We are saying goodbye to Parkview Hills Management Company as we did not renew the Association's contract with them, but we are very thankful for the help and guidance they have provided the Board over the last six years. The PVHM portal will no longer be available on December 31, 2024.

You should have received an introduction letter last week with instructions on how the transition to the new management company with Berkshire Hathaway will work. There are specific instructions in there about how to pay your HOA dues beginning with your January 1, 2025 payment. Please read the instructions from Berkshire Hathaway thoroughly.

Enclosed with this letter you will find three items for your reference:

1. The 2025 Annual Budget
2. The 2025 HOA Dues Per Unit Address
3. The Draft Minutes of the 2024 Annual Meeting

Your annual HOA Dues have remained steady for the 2025 year with a very small dollar amount increase. There are many reasons for this but the two major reasons are because we reduced the total annual reserve funding from \$105,000 to \$85,000 and, as was explained at the annual meeting, a separate additional assessment will be charged in March, 2025. For those of you who were not at the annual meeting, a Board member will drop off to your home hard copies of all the supporting documents and pictures that were provided at the annual meeting stating specifically what the additional assessment will be used for.

We are very excited to be partnering with Berkshire Hathaway and believe we will be able to benefit from the successes they have experienced with other small Condo Associations.

Thank you and Take Care,

QRII Board of Directors