

**QUAIL RUN II CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
March 3, 2025 – 6:00 p.m.**

**PRESENT:** Debra Beals, Darlene Corey, Carol Gersmehl, Judy Loudin, Kimberly Nower, Lindsay Flynn and Diane Bornhorst from Berkshire Hathaway Management Company (B&H).

**CALL TO ORDER:** The meeting was called to order at 6:06 p.m. by Debra Beals, President.

**REVIEW OF DRAFT MEETING MINUTES: FEBRUARY 4, 2025:**

The Board reviewed the draft minutes and approved them via e-mail.

**PRESIDENT'S REPORT:** Deb asked if the board would like to continue with the current board positions. Darlene nominated Kimberly as Treasurer. Deb made a motion to remain as President, Kimberly as Vice President and Treasurer and Carol to remain as Secretary, seconded by Carol and approved by the board unanimously.

Deb also wanted to get future meeting dates on the calendar and the board agreed that meetings would be on the third Monday of the month at 6:00 p.m.

**FINANCIAL REPORTS:**

**Treasurer's Report - Water Usage:** The water usage last month was within the budgeted amount so there were no additional charges to owners.

**Treasurer's Report - Financials:** The report as of February 28, 2025. The financials will be approved by the board via e-mail as they were just made available at the meeting and they didn't have time to review them thoroughly.

<b>Checking Account Ending Balance:</b>	\$47,204.56
<b>Reserve Fund (RF) Account Ending Balance:</b>	\$55,346.44
<b>HOA Dues Income = Operating Income + Reserve Fund Income + Additional Assessment (2024)</b>	\$26,035.21
<b>Total Operating Expenses:</b>	\$11,426.24
<b>Transfer \$ from Checking into Reserve Fund:</b>	\$7,083.33
<b>Total Capital Expenses</b>	\$17,061 (Lyster down payments)

**Co-Owner Delinquency list:** The board reviewed the delinquent list as of 2/28/25. There are two owners who are delinquent and both have been notified. One has made payment arrangements the other has been non-responsive.

**Additional Assessment** – The Additional Assessment to fund the reserve was due March 1st. As of March 3, twenty-two co-owners have either confirmed their payment plans or paid in full. Lindsay will contact the remaining twenty-two co-owners to confirm their plan for payment.

**MODIFICATION REQUESTS:** Deb discussed with the board that she feels the board has a responsibility to respond quickly to owners' requests when they submit a modification request. The Board authorized Berkshire Hathaway to approve like and similar modifications to help provide for a faster response. Modifications that are not like and similar will still be approved solely by the Board.

**OLD BUSINESS:**

1. **Outstanding Maintenance** – The board reviewed the Maintenance Log. CD Maintenance has been notified that we want the spring gutter and downspout cleaning done ASAP and to start cleaning the units that require monthly gutter cleaning in April.

Betke Masonry has been requested for early spring service and they said we are first on the list so most likely April or early May. Once a date is confirmed, Co-Owners will be emailed.

Lyster will tentatively start approved work at:

2373-2375 Fairgrove – Roof Replacement – May 14-15

2373-2375 Fairgrove – Complete Siding including Chimney Chase & Gutters – June 30 to July 25

2378-2380 Fairgrove – Chimney Chase Only – June 30 to July 25

2. **Insurance Renewal** – Lindsay informed the board that Coldbrook Insurance is not able to offer a \$5,000 deductible – their pricing is for a \$10,000 deductible. After completing a thorough review of the three insurance company quotes provided and weighing all options, Deb made a motion to switch the insurance coverage to Coldbrook for \$16,052 per year, seconded by Carol and approved by the board unanimously.

3. **2386 Wildemere Dispute** – Tracy Danner-Bond, the attorney from Hirzel Law, is expected to provide a draft resolution response by Wednesday, March 5 for the Board's review.

4. **Master Deed Amendment** – The board has agreed that they may consider an amendment versus a complete re-write of the master deed as it's more cost effective. Lindsay will put together a Capital Reserve Plan, a draft amendment and an updated questionnaire/survey for the owners which the board will review at their next meeting.

5. **Compilation Review** - Seber Tans has provided no timeline in regards to the compilation and tax returns – it will be by no later than April 15, 2025. They have been provided all information.

**NEW BUSINESS:** None – the new business on the agenda will be reviewed at the March 26 meeting.

**NEXT BOARD MEETING and ADJOURNMENT:**

The Board of Directors will meet next on March 26, 2024, 6:00 pm at the Berkshire Hathaway office. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Diane Bornhorst on behalf of the Board of Directors

Quail Run II - 2025 Income and Expenses (Projected numbers are in red)

Beginning Balance:	\$ 1,000.00																		
CONDO ASSOCIATION	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD ACTUAL	PROJ. TOTAL	BUDGET	VARIANCE			
Parkview Hills Year End	\$ 34,863.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,863.39	\$ -	\$ -	\$ -	\$ -		
Association Fees	\$ 21,605.88	\$ 26,035.21	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 24,285.83	\$ 47,641.09	\$ 290,499.39	\$ 291,430.00	\$ (930.61)			
Buy-In Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fine/Violation Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Late Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>TOTAL INCOME</b>	<b>\$ 21,605.88</b>	<b>\$ 26,035.21</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 24,285.83</b>	<b>\$ 47,641.09</b>	<b>\$ 290,499.39</b>	<b>\$ 291,430.00</b>	<b>\$ (930.61)</b>			
<b>Administrative:</b>																			
Legal & Professional Fees	\$ 5.00	\$ 1,775.50	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 625.00	\$ 1,780.50	\$ 8,030.50	\$ 7,500.00	\$ 530.50			
Accounting & Tax	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,900.00	\$ 1,900.00	\$ -		
Management Fees	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	\$ 2,520.00	\$ 15,120.00	\$ 15,120.00	\$ -			
Web Page Expense	\$ 105.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105.87	\$ 105.87	\$ -	\$ 105.87			
Office Supplies/Postage/Copies	\$ 523.75	\$ 22.39	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.67	\$ 16.63	\$ 546.14	\$ 712.80	\$ 200.00	\$ 512.80			
<b>Total Administrative</b>	<b>\$ 1,894.62</b>	<b>\$ 3,057.89</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 3,801.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.67</b>	<b>\$ 1,901.63</b>	<b>\$ 4,952.51</b>	<b>\$ 25,869.17</b>	<b>\$ 24,720.00</b>	<b>\$ 1,149.17</b>			
<b>Building Maintenance:</b>																			
Building Maintenance	\$ 357.31	\$ 105.90	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 463.21	\$ 15,463.21	\$ 18,000.00	\$ (2,536.79)			
Downspout/Gutter Cleaning	\$ 97.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800.00	\$ -	\$ 97.36	\$ 8,897.36	\$ 8,800.00	\$ 97.36			
<b>Total Building Maintenance</b>	<b>\$ 454.67</b>	<b>\$ 105.90</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 1,500.00</b>	<b>\$ 10,300.00</b>	<b>\$ 1,500.00</b>	<b>\$ 560.57</b>	<b>\$ 24,360.57</b>	<b>\$ 26,800.00</b>	<b>\$ (2,439.43)</b>			
<b>Insurance:</b>																			
Insurance Expense	\$ -	\$ -	\$ 5,750.00	\$ -	\$ 5,750.00	\$ -	\$ 5,750.00	\$ -	\$ -	\$ 5,750.00	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 23,000.00	\$ -			
<b>Total Insurance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,750.00</b>	<b>\$ -</b>	<b>\$ 5,750.00</b>	<b>\$ -</b>	<b>\$ 5,750.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,750.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,000.00</b>	<b>\$ 23,000.00</b>	<b>\$ -</b>			
<b>Common Area Expenses:</b>																			
Electricity	\$ 311.67	\$ 153.68	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.33	\$ 183.37	\$ 465.35	\$ 2,298.69	\$ 2,200.00	\$ 98.69			
Water/Sewer	\$ 2,571.74	\$ 2,629.69	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 2,827.50	\$ 5,201.43	\$ 33,476.43	\$ 33,930.00	\$ (453.57)			
Garbage/Recycling	\$ 1,393.07	\$ 1,397.83	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 1,616.25	\$ 2,790.90	\$ 18,953.40	\$ 19,395.00	\$ (441.60)			
Pest Control	\$ -	\$ -	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ -	\$ 1,250.00	\$ 1,500.00	\$ (250.00)			
<b>Total Common Area Expenses</b>	<b>\$ 4,276.48</b>	<b>\$ 4,181.20</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.08</b>	<b>\$ 4,752.12</b>	<b>\$ 8,457.68</b>	<b>\$ 55,978.52</b>	<b>\$ 57,025.00</b>	<b>\$ (1,046.48)</b>			
<b>Grounds:</b>																			
Landscaping/Mowing Contract	\$ -	\$ -	\$ -	\$ 5,860.63	\$ 5,860.63	\$ 5,860.63	\$ 5,860.63	\$ 5,860.63	\$ 5,860.63	\$ 5,860.63	\$ 5,860.59	\$ -	\$ -	\$ 46,885.00	\$ 46,885.00	\$ -			
Tree Trimming/Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00	\$ -		
Plowing/Sidewalks Contract	\$ 4,081.25	\$ 4,081.25	\$ 5,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ 8,162.50	\$ 19,162.50	\$ 22,000.00	\$ (2,837.50)			
<b>Total Grounds</b>	<b>\$ 4,081.25</b>	<b>\$ 4,081.25</b>	<b>\$ 5,500.00</b>	<b>\$ 5,860.63</b>	<b>\$ 5,860.63</b>	<b>\$ 11,860.63</b>	<b>\$ 5,860.63</b>	<b>\$ 5,860.63</b>	<b>\$ 5,860.63</b>	<b>\$ 5,860.63</b>	<b>\$ 5,860.59</b>	<b>\$ 5,500.00</b>	<b>\$ 8,162.50</b>	<b>\$ 72,047.50</b>	<b>\$ 74,885.00</b>	<b>\$ (2,837.50)</b>			
<b>TOTAL EXPENSES</b>	<b>\$ 10,707.02</b>	<b>\$ 11,426.24</b>	<b>\$ 19,403.75</b>	<b>\$ 14,014.38</b>	<b>\$ 21,664.38</b>	<b>\$ 20,014.38</b>	<b>\$ 19,764.38</b>	<b>\$ 14,014.38</b>	<b>\$ 14,014.38</b>	<b>\$ 19,764.38</b>	<b>\$ 22,814.34</b>	<b>\$ 13,653.75</b>	<b>\$ 22,133.26</b>	<b>\$ 201,255.76</b>	<b>\$ 206,430.00</b>	<b>\$ (5,174.24)</b>			
Transfer to Reserve Account	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.37	\$ 14,166.66	\$ 85,000.00	\$ 85,000.00	\$ -			
Transfer Buy-In Fee to Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Transfer from Reserve Account	\$ -	\$ 17,061.00	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,709.60	\$ 26,889.80	\$ 92,057.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Reserve Expenditures	\$ -	\$ 17,061.00	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,709.60	\$ 26,889.80	\$ 92,057.60	\$ -	\$ -	\$ -	\$ 17,061.00	\$ 154,718.00	\$ -	\$ -			
<b>Checking Account Balance:</b>	<b>\$ 39,678.92</b>	<b>\$ 47,204.56</b>	<b>\$ 45,003.31</b>	<b>\$ 48,191.43</b>	<b>\$ 43,729.55</b>	<b>\$ 40,917.67</b>	<b>\$ 38,355.79</b>	<b>\$ 41,543.91</b>	<b>\$ 44,732.03</b>	<b>\$ 42,170.15</b>	<b>\$ 36,558.31</b>	<b>\$ 40,107.02</b>							
<b>FIRST NATIONAL BANK SAVINGS:</b>																			
<b>Beginning Balance</b>	<b>\$ 1,000.00</b>																		
Final from Parkview Hills	\$ 57,132.55																		
Reserve Contribution	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.33	\$ 7,083.37	\$ 14,166.66	\$ 85,000.00	\$ 85,000.00	\$ -			
Assessment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -			
Buy In Fee Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Interest Income (includes Dec.'24)	\$ 40.18	\$ 68.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108.23	\$ 108.23	\$ -	\$ -			
Reserve Account Distribution	\$ -	\$ 17,061.00	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,709.60	\$ 26,889.80	\$ 92,057.60	\$ -	\$ -	\$ -	\$ 17,061.00	\$ 154,718.00	\$ -	\$ -			
Transfer to Checking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<b>Account Balance</b>	<b>\$ 65,256.06</b>	<b>\$ 55,346.44</b>	<b>\$ 62,429.77</b>	<b>\$ 69,513.10</b>	<b>\$ 76,596.43</b>	<b>\$ 77,679.76</b>	<b>\$ 172,053.49</b>	<b>\$ 152,247.02</b>	<b>\$ 67,272.75</b>	<b>\$ 74,356.08</b>	<b>\$ 81,439.41</b>	<b>\$ 88,522.78</b>							
<b>Reserve Expenditures Budgeted:</b>																			
Roof Replacements	\$ -	\$ 3,369.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,476.80	\$ -	\$ -	\$ -	\$ -	\$ 16,846.00	\$ -	\$ -	\$ -			
Siding Replacements	\$ -	\$ 13,014.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,057.60	\$ -	\$ -	\$ -	\$ 65,072.00	\$ -	\$ -	\$ -			
Gutters/Downspouts	\$ -	\$ 677.40	\$ -	\$ -	\$ -	\$ -	\$ 2,709.60	\$ 9,813.00	\$ -	\$ -	\$ -	\$ -	\$ 13,200.00	\$ -	\$ -	\$ -			
Chimney Chases/Caps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -			
Deck Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -			
Garage Doors Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 12,500.00	\$ -	\$ -	\$ -			
Replace Trim Boards	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -			
Driveways Replaced	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -			
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 17,061.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,000.00</b>	<b>\$ 12,709.60</b>	<b>\$ 26,889.80</b>	<b>\$ 92,057.60</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 154,718.00</b>						