

Quail Ridge HOA Board Meeting
January 14th, 2025

1. Meeting was called to order at 5:30pm by Randy Collier, President.
2. In attendance were Randy Collier, Joyce Brantley, Kendra Herndon, Hilda Bradshaw, Joe Busby, John Person, and David Brown. Also in attendance was Freedom Edmundson with Russell Property Management.
3. David Corsini and Bobby Parker were present as guests.
4. One violation hearing was held. The owner spoke on his violation and provided proof that the violation had been rectified. Freedom was instructed to close the violation and no fines were implemented.
5. Seegar's representatives spoke on fence replacement updates. Updates included how work was going, issues with the first phase, and the next steps (buildings to be completed in 2025).
6. Minutes from the meeting held October 8th, 2024, were reviewed and motion to approve by Joyce. 2nd was given by David and all approved.
7. A board election of officers was held.
 - President – Randy Collier
 - Vice President – Joyce Brantley
 - Secretary – Rachel Wells
 - Treasurer – John Person
8. Joe Busby spoke about his dissatisfaction with the elections in November regarding Bobby Parker being removed from the board. Joe feels this was a loss to the community. Joe discussed the board's responsibility to remain honest and transparent. John Person commented that he was dissatisfied with elections. John stated that Bobby was a valuable businessman to the board.
9. Kendra Herndon stated that it should be a diverse board to reflect the Quail Ridge community.
10. Discussion was held regarding the board vacancy due to member resignation.
11. John Person nominated Bobby Parker for the vacancy, Joe Busby 2nd the motion. Motion carried with 6 members approving and 1 member opposed. Bobby was asked to join the board at this meeting.
12. Freedom reviewed management reports. Delinquent reports were reviewed with legal steps discussed. John questioned the balance sheet and requested details of the equity account. Freedom will get with Tonya to pull a report.
13. NEW BUSINESS
 - Wood rot work orders over \$500.00 were approved.
 - The Landscaping committee will be asked to determine greenery to be planted at the entrance signs. This needs to be something that requires little to no attention.
 - A pool update was given. Repairs are not expected to exceed \$80,000.00. Joe made the motion to approve a 50% deposit for this work. Kendra seconded Joe's motion, and the board approved. The pool committee will meet in March to review, recruit new attendants, modify rules, and prioritize new furniture and supplies.
 - Wood rot quotes were reviewed for buildings 1829 and 1985. The board will approve these quotes via email once a breakdown of materials and labor is provided.
 - The new towing contract with B&D was reviewed and accepted. This contract includes towing for certain violations immediately. The board voted line by line for immediate

towable offenses. Freedom will over communicate this contract with owners. This will be done via emails, USPS, and door hanging flyers.

- Joe made the motion to accept Cleggs termite and pest control as the new vendor for Quail Ridge due to Otho's failing to maintain their contract. John seconded this motion and all approved.
- The fence contract is scheduled for 2025. Dumpster fencing may be delayed due to a materials delay in 2024 throwing of the schedule. Seegars will provide new numbers due to inflation.
- Carolina Windows and Doors is scheduled for clubhouse window replacement on 1.20.25.
- Pressure washing of the sidewalks and walkways was not approved. Owners may get their area done at their own cost or schedule with neighbors to do all walkways to the building.
- The board agreed to seek legal council at the rate of approximately \$250.00 per hour to determine who is responsible for a unit's foundation, concrete repairs, and porches. As requested by owners several porches are cracked and/or settled. Joe made the motion for approval and John seconded. All members approved.
- A violation was discussed where the owner has altered the front door to allow cats to roam free. Animal control has been contacted, and the owner will need to replace the door to be in its original condition. The owner will be invited to a fine hearing if no action is taken.
- The cable contract was discussed. The contract is in place until 8.14.26.
- The board discussed and agreed to solicit volunteers for supportive committees. Joe made a motion to involve committees and Hilda seconded this motion. All approve. Committees for volunteers are as follows:
 - Communication
 - Social
 - Pool
 - Landscaping
 - Board Nominations

14. Meeting was adjourned at 7:40pm. Next meeting is scheduled for 2.11.25 at 5:30pm.

Minutes respectfully submitted by Randy Collier and Joyce Brantley

Quail Ridge Meeting Minutes
February 11th, 2025
Meeting Minutes

1. The meeting was called to order at 5:34pm by Randy Collier. The members present were Rachel Wells, Joyce Brantley, Hilda Bradshaw, Kendra Herdon, Randy Collier, Bobby Parker, John Person, David Brown and HOA representative Freedom Edmundson. A quorum was formed.
2. Minutes were reviewed; Kendra Herndon asked that item 9 be revised to reflect "a diverse board to reflect the Quail Ridge community". David Brown made a motion to amend January meeting notes, Hilda Bradshaw seconded.
3. Item 12 was moved to a new business.
4. Minutes were approved with amendment to item 9.
5. Discussion of open work orders.
6. Discussion of the unit with a cat door (installed without board approval/knowledge) and potential hearing.
7. Review of delinquent units.
8. 2005/2007 dumpster: pending plan to expand concrete pad and fence. We are waiting for city approval for the submitted plan, no vote needed at this time.
9. Entrance shrub replacement is with the landscaping committee. Aiming for low maintenance shrubs.
10. Club house windows have been replaced by Carolina Windows and Doors.
11. **New business was introduced.**
12. 2025 Fence replacement schedule
13. Discussion of treatment of fencing replaced in 2024. Noted the need to have this done ASAP and include the pergolas at the pool once 90 days have passed. Freedom to source quotes for treatment of 2024 fences.
14. Pool repairs: pergolas being replaced (approved via email) with salt treated wood. Pool lining to be replaced this year and any major cracks in the cement surrounding the pool. May 1 is our inspection date for the 2025 season.
15. Discussion: need for new pool attendants. There is a need for 5 attendants to keep the pool running from Memorial Day to Labor Day. Interviews will be conducted by the pool committee.
16. Pool committee to update the signage inside the pool fence to reflect current rules and regulations. The need for new furniture for the pool area will be assessed prior to opening day.
17. Wood rot replacement in 1985 has been scheduled to begin 2/17.
18. Foundation separation issue - we had a lawyer review our covenant and bylaws to see if the HOA would be responsible for foundation issues where porches are separating from the concrete foundation slab. Per lawyers' interpretation, the owners of the unit are responsible for the foundation, not the HOA. Sidewalks were ruled to be under the HOA's responsibility.
19. The Architectural Committee is in place for home improvements. Freedom has recommended that 3 board members serve on the committee as well. Freedom will check our covenant/bylaws to see if there is a minimum number of people needed for the committee to operate. John Person recommended that all final approvals must be issued by the board; David Brown seconded. Joyce, Hilda, and David all volunteered to sit on the committee.
20. A resident asked for their clubhouse rental deposit to be refunded. David motions to refund resident, John seconds. Unanimous agreement among present members.
21. John requests general ledgers to reconcile the HOA's escrow account. He will be having his employees with previous HOA experience review our escrow statements. Joyce motions, Kendra seconds.
22. Hilda questioned the mail house light bill; members discussed moving to LED lighting in each of the houses to reduce the monthly bill.
23. Kendra brought a questionnaire from the Social Committee for board approval. Rachel approved distribution to residents, Bobby seconded. Unanimous agreement among present members.
24. Bobby suggests having pool attendants sign a waiver/release stating that they are not serving as lifeguards while working at Quail Ridge Pool. John motions to approve, Joyce seconds.
25. Meeting was adjourned at 6:53pm by John and Hilda.