

January 13, 2026

Quail Ridge HOA Board of Directors Meeting

Board members present: J. Brantley, J. Busby, D. Brown, B. Parker, R. Collier, H. Bradshaw, and K. Herndon

RPM Representative: F. Edmundson

Meeting called to order at 5:31 by J. Brantley.

Quorum established

October meeting minutes reviewed, motioned to approve by J. Busby, seconded by D. Brown. All approved.

Review of financials.

Review of delinquents, with a discussion of the switchover of systems.

Discussion of dues invoice that went out recently.

Old Business

Landscaping improvements for 2026

-1965 E

-1983 A

Termite Inspections

Termite inspections were conducted in December. Many residences that were missed have been rescheduled for inspections in the month of January.

New Business

Concern regarding mail houses

- Mail houses concern reviewed and discussed by board, F. Edmundson to send response.

2026 Projects

Projects for upcoming year discussed.

1. Resurfacing of kiddie pool

- Bid discussed. The project needs to begin in March in order to be completed by April 1st.

2. Pine Straw

- WAC will be putting out pine straw in February.

3. Wood Rot

- Building 2007 is the next building for wood rot repair.

4. Fences and Dumpster

- Fences at 1870, 1871, 1872, 1873, 1875, and 1908 are next to be replaced. Work to start in May.
- Dumpster enclosures at 1870, 1872, and 1874 area are to be replaced.
- Water seal will be applied to all new fences and enclosures. Water seal to be scheduled for July.

5. Resurfacing

- Parking lot resurfacing to be done in September due to temperature concerns.

Deck repair request

- Deck repair request discussed, as well as all decks in Quail Ridge.

J. Busby motioned that decks be done as general repairs when necessary, and when ADA compliance is needed. H. Bradshaw seconded it.

Election of Officers

President - J. Brantley Motioned by J. Busby seconded by D. Brown

Vice President - J. Busby Motioned by B. Parker seconded by D. Brown

Secretary - R. Wells Motioned by D. Brown seconded by B. Parker

Treasurer - J. Person Motioned by D. Brown seconded by B. Parker

Committees

- F. Edmundson to send out notification regarding committees and how to indicate interest.

There will be no meeting in February. Next HOA Board meeting will be on March 10th at 5:30 pm.

Meeting adjourned at 6:14.

In absence of Secretary, meeting notes taken by K. Herndon.

March 10, 2026

Quail Ridge HOA Board of Directors Meeting

Board members present: J. Brantley, J. Busby, D. Brown, R. Collier, and K. Herndon

RPM Representative: F. Edmundson

Meeting called to order at 5:30 by J. Brantley

Quorum established

January meeting minutes reviewed, motion to approve by J. Busby, seconded by D. Brown. All approved.

Financials are reviewed and discussed.

K. Herndon asks question about the violations page.

Delinquents are looked over and discussed.

Old Business

Wood Rot

- Building 2007 wood rot work is complete.

Pine Straw

- Pine straw for the Quail Ridge community is complete.

New Business

Kiddie Pool

- Resurfacing of the kiddie pool will be done by April and be ready for the 2026 pool season.

Fences and Enclosures

- Work on the replacement of fences at 1870, 1871, 1872, 1873, 1875, and 1908 will begin in May.
- Work on dumpster enclosures being replaced will also begin in May for 1870, 1872, and 1874.
- Water seal for fences and enclosures will be done in July.

Parking Lots

- Parking lot resurfacing is still on schedule for September.

Committees

Quail Ridge Committees discussed.

Pool committee is full and not in need of additional members.

Board Members are asked to volunteer for other committees.

- J. Busby will join Board Nomination Committee
- D. Brown will join Landscaping Committee
- D. Brown will join ARC Committee

Motioned by J. Busby and seconded by R. Collier to accept Nominating, Landscaping, ARC, and Pool Committees.

J. Busby moves to suspend the Communication Committee and the Social Committee due to a lack of interest. Motion was seconded by R. Collier.

Pool Update

J. Brantley gives the Board a pool update and a request for furniture.

- One staff member is returning. Interviews are planned for the end of March or early April.
- Tables, chairs, and at least one lounge chair are needed for the 2026 season.

J. Busby motioned to approve needed furniture. Motion is seconded by K. Herndon.

14th Street Widening

- DOT 14th Street widening was discussed.
- D. Brown mentioned an informative Town Hall regarding 14th street expansion.

Request For Change of Date

- Due to a request, a vote was held on changing the HOA Board meeting date for April.

Motion by K. Herndon and seconded by D. Brown to change the date from April 10th to April 28th. All approved of change.

Next HOA Board Meeting will be on April 28th at 5:30 pm.

Question about delinquents from D. Brown.

Delinquents are discussed further.

- There are 15 delinquents being sent to the Attorney.

Meeting adjourned at 6:00, after a motion by J. Busby and seconded by J. Brantley.

In absence of Secretary, meeting notes taken by K. Herndon.