

Quail Vista Board Meeting Minutes

November 18,2025

Present:

Larry Willson:President, Ellie Richards:Vice President, Mike Johnston:Secretary, Kathy Davis:Treasurer, Steve Gulling:Property Manager, Bob Jeppesen, Mike Dunne, Matt Nelson

Absent:Jim Mahony

Two guests were present.

The meeting was held at the West Des Moines Library.Larry called the meeting to order at 6:00pm.

Larry stated that he may take a leave of absence as president of the board due to personal [reasons.](#)In the event he is not at the meetings, the vice president will conduct the meetings.A motion to amend the minutes was made by Ellie and second by Mike D.October minutes approved.

Treasurers Report:As of October 31,2025, there is \$124,333.77 in bank accounts.Accounts Receivable, \$36,781.Liabilities \$3,732.54, Assessment money paid is \$99,550.Steve has sent out letters to those unpaid homeowners.Discussion was held regarding raising the dues next year.Mike D.made a motion to increase monthly dues by \$20 per month starting January 1, 2026.Ellie second.A board member expressed the increase may be a hardship on some homeowners.A guest suggested to send a letter to homeowners explaining the need and reason for the increase.Ellie will draft a letter to send to homeowners.Mike D. rescinded the original motion of January 1,2026 to March 1,2026.Bob second the rescinded motion.Kathy suggested putting together a maintenance projection from the walk through items and the cost.Motion approved to increase dues by \$20 per month starting March 1, 2026.Kathy made a motion to approve Treasurers report.Second by Mike J.

Old Business:Steve reported Selby Electric will be repairing street lights.Gutter cleaning is finished.Some downspouts have damage, possibly due to past lawn care services.Steve will follow up with them.

New Business:Kathy created a spreadsheet from the fall board walk [through.](#)It was suggested for board members to look at the list and prioritize what needs to

be done.

Rules & Regulations:Rental units need to be registered.Steve is working on this.Kathy has reviewed the rules & regulations and will be voted on at next meeting.Fall clean up will take place this week.

Unit 74 had a tree fall down near her home.Steve stated that X-Treme Tree removed it at no charge.

Steve excused the guests.

Steve stated he is searching for the owner of a unit that has not paid dues for many [months.He](#) has mailed letters and called, but no response.This unit is not owner [occupied.It](#) was suggested a certified letter be [sent.He](#) will follow up. Mike J, has resigned as secretary, but will continue to remain on the board.Ellie agreed to be secretary.Motion made by Mike D.,second by Mike J. Motion approved.Discussion was held about having a board member be a parliamentarian. Bob agreed to do this.

Larry made a motion to not have a board meeting in December.Second by Bob.Motion approved.

The next meeting will be January 20, 2026 at the West Des Moines Christian Church.

Larry made a motion to adjourn the meeting at 7:10pm.Second by Matt.

Submitted by,
Mike Johnston