

Quail Vista Board Meeting Minutes

October 21, 2025

Present:

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

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

Kathy made a motion to approve the September minutes. Mike second. Motion approved.

Financials:Currently there is \$115,791.07 in bank accounts. Total assessment paid is \$95,400. Unpaid is \$33,600, Steve will be sending a letter to those homeowners who have not paid the assessment. Mike made a motion to approve financials. Bob second. Motion approved.

Lawn Care:We will continue with the same irrigation company next year. Discussion was held regarding trimming of bushes and small trees around the housing [units.](#) An estimate for this project would be \$13,800. It was suggested to revisit this in the spring. A motion was made by Ellie and second by Mike. Motion approved.

Street Lights:A homeowner called Mid American to have the lights shut off. She told them it was a hazard because the box was leaning. They came out and pulled the meter. There is a request to get it fixed. There will be an added expense to get it [replaced.](#) We are waiting to hear back from them.

X-Treme Tree:They have finished the removal of all trees that were requested. The board felt they did a good job and in a timely manner. They have not turned in an invoice for their services. Steve is following up with them. Dryer vent cleaning is completed.

Rules & Regulations:It was suggested to look at the rules & regulations again.

There is continued concern regarding garage doors left open, cleaning up after dogs and maintaining the area around their home. Discussion was held regarding barbecue grills. West Des Moines fire department suggests grills be 10 feet from the residence. There are currently three units that have some siding damage. Homeowners need board approval before installing hand rails outside. It is the homeowners responsibility to repair the holes if you remove an outside camera or satellite dish.

New Business: Next spring we will start concrete repair. Snow removal is contracted with Selby Landscapes LLC. Steve requested someone from the board to monitor the use of ice melt. Mike Johnston will oversee this.

Gutter & Downspout Cleaning: Steve will be contacting a company and a quote. A date has not been set up for fall cleanup.

Fall Walk Through: Walk through took place on October 11th. Kathy will compile the sheets with areas of concern.

Larry made a motion to adjourn the meeting at 7:00pm. Bob second. Motion approved.

The next meeting will be November 18th at 6:00pm. Location to be determined.

Submitted by,
Mike Johnston