

Quail Vista Board Meeting
West Des Moines Public Library
May 19, 2026
6:00 PM

Present: Kathy Davis: President, Mike Dunne: Vice President, Bob Jepsob: Treasurer, Matt Nelson: Secretary Mike Johnston

Absent: Jim Mahoney

Units Present: 32, 45, 47, 43, 42

- Call Meeting to Order
- Establish Quorum: 5/6 board members present
- New Board Roles due to resignations
- Larry Wilson resigned as President and Ellie Richards resigned as vice president.
 - Kathy Davis- President
 - Mike Dunne- Vice President
 - Matt Nelson-Secretary
 - Bob Jepson-Treasurer
- Approve April Minutes:
 - Motion made by Bob Jepson, 2nd by Mike Johnston, non opposed, motion carried
- Meeting minutes of special meeting Mike Dunne, Bob Jepson motion carried
 - Motion made to approve by Mike Dunne, 2nd by Bob Jepson, non opposed, motion carried
- Financials
 - \$30,000 in CD at Bank of Iowa
 - Ebank \$1348.98
 - reserve west bank \$65329.41

- West Bank checking \$39088.96
- Accounts receivable \$1860
- Total \$137,627.35
- Liabilities: Loans are not listed and will be updated
- Retained earnings currently \$117,645 before loan
- Motion to approve financials made by Mike Johnston, 2nd by Mike Dunne. None opposed, motion carried

- New Business

- Discussion – Assessment budget, gutters, concrete
- Gutter quote from Walter Roofing, waiting for numbers for gutter additions, measurements, and recommendations. Each building looked at due to variations in build. Current contractors are stating that repair is not possible due to gutters being one single piece. Currently working on obtaining 2 bids.
- Concrete
 - Walk completed to mark areas of concern, waiting on bids from Steve Gulling
- Current Work Completed

Clear trees and brush Allowed	\$21,854.75	\$29,854.75
Three days' work \$ 7,704.00 =	\$29,558.75 spent	<u>\$30,232.85</u>
	Over spent	\$ 674.10

Gutter Repair \$4,500	Met with two Gutter Guys to get quotes	
Light Pole \$3,313.50		\$3,313.50
		<u>\$4,741.49</u>
	Over spent	\$1,427.99

\$7,500.00 Concrete \$7,500.00		\$9,340.00
	Over spent	\$1,840.00

- Kathy reviewed how assessment dues have been separated from homeowner dues to ensure that it is not impacting monthly budget
- Quotes are being gathered for concrete at this time
- Insurance quotes are being gathered from 7 different entities
 - State Farm going up by \$17,000 this year

- Increase of \$17000 would be ~\$20 per unit per month
 - Where are dues going toward
 - Discussed if HOA would be able to plan to put 10% into savings to be able to improve ability to complete projects
 - Projects that need to be planned for in future
 - Siding
 - Preparing for new roof
 - Cement work
 - HOA dues or assessment increase
 - Homeowners present concerned about another assessment
 - Board will run numbers for 10%, 15%, and 20% increase in dues to determine how it will affect savings before annual meeting.
 - Lawn irrigation will not be activated this year to save money.
- Mary Jo Valdez asked if she would be able to fill board vacancy, Motion made by Mike Johnston, 2nd by Bob Jepson, none opposed, motion carried
 - Annual meeting tentatively scheduled for August 25th, looking into library for holding meeting
 - Old Business
 - Homeowner Concerns
 - Unit 42 brought up concerns with gutters and his patio
 - Kathy Davis brought up getting homeowners together to try to get a group rate for patios. Plan to:
 - Send email to all homeowners to see who would be interested
 - Unit 45 brought up concern with her water shut off valve, will follow up with Steve Gulling on replacement/repair

- During concrete walk around, raised stop boxes were noted, Steve Gulling getting bids on fixing
- Unit 32 brought up concern with broken sprinkler head in her yard, Bob Jepson volunteered to pick up
- Unit 32 brought up concerns with tree in front of unit, root overtaking yard, not able to grow grass in yard, board acknowledged frustration
- HOA members brought up concerns with responses from property management and feeling attacked through email. Board to address
- Meeting Adjourned
 - Motion by Mike Johnston, 2nd by Bob Jepson, motion carried