

# **Quail Vista Board Meeting Minutes June 25,2025**

## **Board Members Present:**

**Larry Willson:President**

**Jim Mahony: Vice President**

**Mike Johnston:Secretary**

**Kathy Davis:Board Member**

**Steve Gulling:Property Manager**

## **Absent:**

**Bob Jeppesen:Treasurer**

### **1. Assessment Discussion**

**The Board met to review the upcoming assessment. Discussion included timing, communication strategies, and anticipated homeowner questions. Steve will compile and distribute a summary of the assessment details to homeowners. (Notice is at the end of the minutes.)**

### **2. Patio Policy Discussion**

**Board members also discussed current patio concerns.**

### **3. Sewer Lines**

**Steve has an attorney to read the declarations regarding sewer lines.**

**Submitted by,**

**Mike Johnston**

## **Assessment Meeting Notice July 8<sup>th</sup> 6:00 PM West Des Moines Church**

This notice is to inform you of an upcoming assessment meeting regarding capital improvements and operating deficits.

- Purpose

The purpose of this assessment is to fund various essential projects and address the shortfall in our reserve account.

- **Scope of Work**

Remove approximately 43 Ash trees that are dead at the cost of \$21,854.75

Clear trees and brush around the perimeter in the common area for a total of three days' work with 4 team members \$7,704.00.

Gutter repair on all buildings approximately \$4,500.00

Light pole and meter setting repair on the West side of the complex in the amount of \$3,313.50

Concrete repair for sidewalks that are a trip hazard \$7,500.00

The total estimated cost for these repairs is \$44,872.25. Additionally, \$84,127.72 will be deposited into the reserve fund.

- **Assessment Amount**

The total amount to be assessed is \$129,000.00

Cost for each owner is \$1,500.00

- **Voting requirements**

All voters must be current with dues to be able to vote.

Only owners are allowed to vote.

Proxy forms will be available on [gullingproperty.com](http://gullingproperty.com) website, please fill one out if you are unable to attend. Only this proxy form will be accepted.

To fill out a proxy please go to [gullingproperty.com/forms](http://gullingproperty.com/forms).

Please fill complete form and hit submit

- **Payment Schedule**

Payments are due in full on August 30th, 2025. Payments made after this date will incur a \$50.00 late fee per month, beginning on the 1st day of each month.

Please make payments by check and **payable to Quail Vista HOA** and put assessment in the memo.

If you do not have checks you can do a Bill Pay from your bank.

**Check should be sent to:**

Gulling Property Management LLC

PO Box 57273

Des Moines Iowa 50317

Thank You

Quail Vista Board

Gulling Property Management