

Quail Vista Board Meeting
West Des Moines Public Library

June 16, 2026

6:00 PM

Present: Kathy Davis: President, Mike Dunne: Vice President, Bob Jepsob: Treasurer, Matt Nelson: Secretary Mike Johnston, Jim Mahoney, Mary Joe Valdez

Absent:

Units Present: 24

1. Call Meeting to Order – 6:00 PM

2. Establish Quorum – 6:01 PM

3. Approve April Minutes – 6:02 PM

Motion Mike Dunne, Mike Johnston

4. Welcome Visitors & Homeowner Concerns – 6:03 PM

Visitors are invited to share concerns, feedback, and questions. Visitors dismissed at approximately 6:15 PM.

Unit 24 brought up concern with not receiving financial information via email or print, Bob Jepson statd that balance sheet will be updated within the next few week to include all information.

Unit 24 brought up concerns with yard company not informing homeowners when spraying will occur, concerned about pets becoming ill from product and wanting to avoid potential of lawsuit. Mike informed that product is safe once it is dry.

Unit 24 brought up concern with broken sidewalk following shoveling/plowing. Wondering if we are able to keep vendors accountable. HOA has been discussing how to monitor to be able to repair areas that have been damaged in the past.

Unit 24 inquired about x drawn on his driveway, educated that all areas were marked to get quotes on fixing areas and determining severity. Also stated concern that stop boxes may be damaged during repair, HOA informed that the stop boxes would be repaired as needed following replacement.

5. Financials – 6:17 PM

Review of current balances, accounts receivable, and outstanding liabilities. Motion to approve financials to be recorded.

Motion made by Mary Joe Valdez, second by Mike Johnston, motion approved

Bob Jepson and Kathy Davis are meeting with Earlham Bank to be able to view loan.
Coordinating with previous president, Larry, to be able to receive information.

6. New Business – 6:22 PM

A. Gutters, and Concrete

- Contractors report gutters cannot be repaired due to one-piece construction.
- Walter Roofing quote are unable to give us a quote unless we have the money to do it now, would be 6000 to have buildings measured
 - \$120,000 to repair entire HOA
 - two bids being gathered at this time
 - They stated that another company would be able to quote lower
 - Possibly look into handyman costs to decrease cost.
- Review concrete bid from Speck
 - Kathy reviewed bid and compared to bid from Speck
 - Noted one area indicated by board was not present on Speck's bid
 - Mike Dunne brought up that we do need to move on the highest priority driveways, concerns that there were no quotes for caulking or grinding cement down to be able to
 - Bob and Kathy agree that we need 3 quotes minimum to get the most accurate picture of repair costs
 - Board discussed a secondary walk through to reexamine the sidewalks to determine the highest priority for them. Board agreed that driveways are the highest priority.

D. Insurance Change

- Board approved change in insurance from State Farm to West Bend on
 - Motion to approve made by Bob Jepson, second by Jim Mahoney, motion approved

- Every homeowner will need \$10,000 minimum coverage in the event of a special assessment following an incident (i.e. derecho)
- Goes into effect July 1st, 2026

E. Long-Term Project Planning

- Cement work – sidewalks and driveways
- Gutters and Downspouts

H. Annual Meeting

- Scheduled for **August 25**, 2026, 7:00pm at West Des Moines library.
- Motion by Bob Jepson, second by Mike Johnston, motion approved

7. Old Business – 6:35 PM

A. Unit 42 – Gutter & Patio Concerns

- Homeowner raised issues regarding gutter performance and patio condition.

B. Patio Group Rate Initiative

- Board to send email to homeowners to gauge interest in coordinated patio replacement.

C. Unit 45 – Water Shut-Off Valve

- Follow-up with Steve Gulling for repair or replacement.

D. Raised Stop Boxes

- Identified during concrete walk; bids being gathered for correction.
- Kathy followed up with Steve for quote on stop boxes where driveway does not need to be repaired.

9. Meeting Adjourned – 7:00 PM

Motion to adjourn made by Mike Dunne, second by Jim Mahoney, motion approved