

Quail Vista Board Meeting Minutes

September 16,2025

Present:

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

Absent:Jim Mahony

There were five homeowners in attendance.

The meeting was held at the West Des Moines Christian Church.Larry called the meeting to order at 6:00pm.A motion was made by Kathy to approve the last meeting minutes.Second by Bob.

Treasurer's report: Kathy stated there has been \$88,750.received from the assessment as of the end of August.Steve is moving all assessment money into a savings account at West Bank.The total amount in savings is \$92,856.61.The total in checking is \$20,338.76.Bills have not come in yet for tree removal.

Larry stated we saved \$8,000 on irrigation this year.They will be coming out within the next couple of weeks to blow out the system.That cost is \$660. There was discussion regarding hours billed in July from Selby Lawn Care for trimmed trees.The total was \$1,200.The board will follow up with Steve.

Someone called Mid American regarding the box that controls the three street lights and they disconnected the box, so it will cost to have them connect it.

All trees were not trimmed.They cut some bushes down, but left some volunteer trees.The west side of the complex has been the most neglected.Discussion was held regarding [vendors.It](#) was suggested that when vendors come out to do the work, we should have some oversight by board [members.We](#) need some [accountability.We](#) should have better communication with the vendors of what

our expectations are in [writing](#). We will look at this more closely and come up with a plan.

X-Treme Tree did a great job on tree removal.

Dryer vent cleaning is September 18th.

Complaints have been received regarding a garage door being left open for extended periods of time. Section 18 in the rules and regulations covers this issue. Steve contacted the [homeowner](#). It was suggested by the board that a letter be sent out to all homeowners regarding garage doors, cleaning up after your dog and maintaining your immediate outside area. These were concerns from the homeowners present at the board [meeting](#). It was suggested we have a record of individual letters that have been sent out. Fines are stated in the rules and regulations.

Snow removal was discussed. The board was not pleased with the excessive amount of salt that was used. The company we used the past winter will not be used this winter. The lawn care service will be doing the snow removal this winter.

There was discussion on irrigation for next year. \$16,000 was budgeted for this year, which we did not use all of [that](#). It was suggested we look at a different lawn and irrigation company. Steve will get bids on this.

A question was asked if homeowners can purchase their own trees and plant them. Yes they can. A company called Trees Forever has reasonably priced trees but homeowners would need to plant them.

Fall board walk through will be Saturday, October 11th at 9:00am. Meet at Larry's, unit 10. Kathy has a form to take notes. Larry will have Steve put it on the website calendar.

Unit 51 would like to have her driveway looked at. There is a lot of concrete work that needs to be done. This will be discussed. A question was asked if you can have a tent over your patio area. This will be checked on.

Visitors left and the meeting was adjourned at 7:00pm.

The next meeting will be October 21,2025 at 6:00pm at the West Des Moines Christian Church.

Submitted by,
Mike Johnston