

HOA MEETING MINUTES February 10, 2026

- A. MEETING CALLED TO ORDER at 6PM BY MITCH MASSIE/PRESIDENT, ROBIN HELLEN/ VICE – PRESIDENT, KENTON WILLIAMS/TREASURER, DIANNE GREMILLION/SECRETARY, KEITH GIBSON,
- B. BOD VOTED TO APPROVE KENTON WILLIAMS AS THE NEW HOA BLUE QUAIL RIDGE TREASURER FROM JANUARY 2026 THROUGH JANUARY 2029

APPROVAL TO APPOINT KEITH GIBSON AS ASSISTANT to the TREASURER TO ASSIST WITH COLLECTING PAST 2025 ASSESSMENTS

- C. REQUEST BIDS FOR LAWN CARE AT NEXT MEETING
- D. SCHEDULE DATES FOR GARAGE SALE AND NEIGHBORHOOD PICNIC – DISCUSSED DOING THE NEIGHBORHOOD PICNIC ON MAY 17TH 1PM – 3PM AND DISCUSSED CONTRACTING FREDDY’S FOR CATERING DISCUSSED DOING THE NEIGHBORHOOD GARAGE SALE FOR JUNE 6 – 7, 2026; INDIVIDUAL HOMES NEED TO OBTAIN PERMITS
- E. SAME
- F. BOD VOTED TO REMOVE THE CURRENT MEMBERS FROM THE HOA BANK ACCOUNT:
HAYTHAM NASR, MELINDA ALIZADAH-FORD, WILLIAM SHAWN
KENTON WILL PURCHASE ITEMS NECESSARY FOR SERVING AS OUR TREASURER (I.E, PAPER, PRINTER INK, ETC...)
- G. POOL KEYS: MITCH TO GET COPIES MADE
- H. STATUS OF REPLACEMENT TARPS FOR POOL AREA:
KEITH SUGGESTED GETTING ANOTHER ESTIMATE FROM ED SWIFT/PERFORMANCE ROOFING RE: PUTTING A ROOF OVER THE EXISTING STRUCTURE
KENTON SUGGESTED WE STAY WITH ONE OF THE OPTIONS DANIEL FOUND PREVIOUSLY ESPECIALLY SINCE WE HAD IT PRESENTED AT THE ANNUAL MEETING THE BOD MEMBERS AGREED TO HAVE DANIEL SEE THE PROJECT RHOUGH MITCH PROPOSED TO ASK DANIEL TO ALSO CHECK WITH ED SWIFT TO GET ONE MORE OPTIONAL QUOTE (DIANNE WILL CONTACT DANIEL)
- I. Discussion of items received in Sound Off: Kenton will work on a better system for emails
- J. Annual meeting discussion: comments were made of appreciation from residents. Mitch suggested we look at using Angie Debo for the meeting in 2027. Kenton will look into having the meetings at Angie Debo for the monthly meetings.

- K. Landscaping Update: none at the moment but Mitch will be working on this as a priority. Will bring mulch quotes for playground next month
- L. Mitch gave update regarding lawsuit involving 2 neighbors. Mitch and Robin met with attorney to view the space in question. The property in question is an easement, which is a statutory right of way, possibly involving the city, according to Keith.
- M. Approve December meeting minutes. BOD approved December 2025 meeting minutes
- N. Presentation from Treasurer on Monthly expenses and balance: Keith reported \$54k in checking, \$10k in Paypal, \$4k in savings
- O. Ratify expenses from December and January: BOD approved and ratified expenses from December and January based on spreadsheet provided by treasurer. Farmers insurance bill paid in January.
- P. Comments from BOD or interested parties: Robin states we need to restock pool supplies (soap, toilet paper, paper towels, etc...)
- Q. Meeting Adjourned at 7pm