

Quail Meadow Homeowners Association, Inc.



QUAIL MEADOW HOA ANNUAL MEETING

March 12, 2026, 6:30 pm

Caldwell Library, 1010 Deerborn St., Caldwell, ID 83605

HOA Website: www.quailmeadowhomeowners.com

HOA e-mail: Info@quailmeadowhomeowners.com

Attendance at Meeting: Randy and Monica S., Bill and Barbara P., Betty R., Marcene R., Brad C., Perri W., Joyce C. and Dave and Marilyn D. Two proxies were handed in.

President, Randy S. called the meeting to order at 6:38 pm. He welcomed everyone to the meeting and thanked everyone for attending. Good to see everyone here. Homeowners were notified by USPS mailing of this meeting.

A meeting agenda was handed out. The quorum was correct for this meeting. Randy asked everyone to review the 2025 annual meeting minutes. After review, Perri moved the minutes be approved as reviewed, Joyce seconded and the motion passed.

BUSINESS

Landscaping: Randy has talked with the HOA landscaper. His charges will remain the same for 2026. A tree was removed on Dorman Avenue in the common area and incurred an unexpected expense. The sprinkler system in getting old and several fixes are required each year to maintain the system. Ignacio M. does a great job keeping everything trimmed and running well. The vinyl fence behind the drainage area on Quail Place is showing signs of cracking due to large trees too close to the fence causing the fence to bow, crack and break in areas. This will be monitored and may need to be repaired at some point in the future.

The South and North entrances into the Quail Meadow neighborhood were covered with fallen leaves that fell so late in the winter. The landscaper had finished his last cleanup before all the leaves fell. It has been suggested that we do a volunteer cleanup if this happens again this fall. Everyone bring a rake and help cleanup. The HOA would buy the Craft 30-gallon bags required for leaves and Republic Services will pick up the bags. Brad offered to take a load of bags to the dump if needed. We will see how this fall goes and everyone will be notified if we have a volunteer date and time for an extra cleanup of leaves.

Land Development: On February 17, 2026 there was a meeting at City Hall regarding the proposed Summit Grove Subdivision development on Dorman Avenue. Many concerns were shared from Quail Meadow HOA members and other homeowners from surrounding neighborhoods. The development was denied by the City Council.

FINANCE

All homeowners have paid dues for 2025. Thank you everyone. Special thanks to Randy for working with homeowners to get all dues paid!

There have been increases to the Quail Meadow HOA as follows: The bill for irrigation water went up by 11%. The bill for insurance went up 41% (Several other companies were contacted for quotes, but none were lower or they don't cover HOA insurance at all.) The bill for the P.O. Box went up by 5%.

We are one unexpected expense away from not having a balanced budget. Costs are trending upward so we are looking at an HOA dues increase in 2027. After discussion, a motion was made by Bill to increase the 2027 dues to \$250.00. Betty seconded and the motion passed with no opposing votes. This will be a \$30.00 increase per household for 2027.

HOA 2025 taxes are prepared and will be mailed on 3-14-26.

Randy handed out copies of yearly expenses and a 2026 proposed budget.

After his review and discussion, Monica moved the 2026 budget be approved. Bill seconded and the motion carried. A thank you was expressed to Randy for all his work on the finances and taxes.

Other Business: Barbara mentioned that we did not have a Fall Get-Together and thought it was missed because it is really enjoyed by those that attend. We will hold off again this year but try to have one during 2027 and try to get more homeowners to attend.

Betty mentioned that someone is letting their big dogs roam freely around the neighborhood and she has needed to cleanup the yard because of this. Perri saw someone park and let dogs out to run and then load up dogs and leave. Randy suggested that if we could get a picture of the car, he would ask for help from the City for this.

Marilyn asked why our irrigation water is so bad. It is dirty, has a lot of silt and a problem with shells. A discussion followed and it was decided that this is just normal for our irrigation water. The Pump House is maintained by the City.

No further business was presented. Randy thanked everyone for attending! It was good to see more attend.

Meeting adjourned at 7:30 pm.

Great meeting! Thank you, Randy, for all your work for the Quail Meadow HOA. It is much appreciated!

Respectfully submitted:

Barbara P., Secretary, Quail Meadow Homeowners Association