

The Courtyards at Quail Lake Homeowners Association, Inc.

2026 Budget Meeting, Special Assessment and Covenant Amendment Minutes

September 16th, 2025

The meeting was held in person at the Stratmoor Hills United Church. The meeting was called to order at 5:31 PM. Present at the meeting were:

Jim Stroman	President
Phill Watts	Secretary
Doug Martin	Treasurer
Derek Patterson	Property Manager
Excused Absence: Ryan Paradise	Vice President

Mr. Stroman opened the meeting by introducing the Board and RowCal. Mr. Patterson conducted roll call. Seventeen (17) Directed Proxies were received; one (1) Proxy and eleven (11) owners were present in person.

2026 Budget Meeting:

A quorum is not required for this meeting. The Board discussed the proposed budget for 2026 and identified the line items that drive the need to increase dues. The historical timeline for insurance renewals from 2022 and the resulting substantial increases in premiums have forced a dues increase twice.

A question-and-answer period followed, with the members present. The proposed budget is deemed passed in the absence of a veto. A motion was made to approve the budget, which carried with unanimous support from the members present. The dues increase will take effect on January 1, 2026.

2026 Special Assessment Meeting:

A quorum of 76 homes is required for this meeting. A second meeting will need to be called, which will reduce the quorum by one-half (38); and this topic will be included in the October Annual meeting. The votes received for this meeting are still valid for the second meeting and will count towards the quorum. Mr. Martin reviewed the details for why this assessment is being sought. A question-and-answer period followed, with the members present.

2025 Covenant Amendment Meeting:

A quorum is not required for this meeting as it's more informational, but the meeting initiates the two-month voting period, and 85 'yes' votes are required for the amendment to pass. A question-and-answer period followed, with the members present. It was noted that some changes are needed to the draft document. It was agreed that this amendment matter will be placed on hold until some updates are made, and a new meeting will be called to initiate the vote.

There was a discussion on finding a replacement for the vacated Board position, along with Mr. Stroman's term expiring next month. Ms. Michelle Kinney volunteered to serve on the Board. A motion was made to appoint her which carried 3-0 in favor and the term expires in 2026.

There being no further business, the meeting was adjourned at 6:35 PM.



Derek Patterson
Property Manager