

QUAIL RUN HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
TUES. JUNE 26, 2018  
CLUB HOUSE  
7:00 P M

Board Members Present

Bob Baechold  
Steve Cooney  
Mary Koebrich  
Cecelia Perry  
Jan Swanson

Homeowners @ Large Present

Rick Ewoniuk  
Teresa Ewoniuk  
Shiela Pardee

Meeting was called order by President Mary Koebrich. There were no additions or corrections from meeting minutes of May 15, 2018. Bob Baechold and Mary Koebrich made the 1<sup>st</sup> and 2<sup>nd</sup> to approve. Passed 5.0

Treasurers Report:

Steve Cooney reported that total income for May was \$19,333.41 and expenses were \$17,065.35 with the net income being \$2,268.06.

The General Fund had a balance of \$62,919.01 as of May 31, 2018 and the Reserve Fund having a balance of \$347,407.01 as of May 31, 2018 as well. Steve Cooney had nothing else to report.

Architecture Report:

No Report

Emergency Preparedness Report:

Shiela Pardee brought up the subject again regarding purchasing a generator for the club house in case of an all out emergency. The Club House is where anyone who needed assistance while waiting for an emergency vehicle would gather. No decision has been made regarding purchasing until some research has been delved into regarding pricing.

Shiela is also taking the leadership role this summer and fall during the time that Kathy Tomlanovich is away. They were really pleased with the turnout for a quick briefing on June 2, 2018. The gathering later was a huge success with plenty of good food!

#### Landscape Report:

In Bob Kline's absent Marie Stringer sent a report with various requests. 565 asked to have shrubs pruned and patio blown out on a weekly basis. Jim McKay responded. Patio was blown and trimming of shrubs will be scheduled soon

498 brought to the attention that a truck had hit a tree and the bark was damaged. Jim McKay responded and will have Scotty from Rexius evaluate the damaged tree to see if it can be treated.

471 is concerned that the lawn is being mowed too short. The concern was e-mailed to Jim McKay and Marie has not heard back from Jim yet.

#### Maintenance Report:

North gate opener for emergency vehicles has been required @ the homeowners expense who did the damage from their USAA Insurance Policy. No expense was incurred by HOA (Quail Run)

#### Social Committee:

Fran Curtis sent a note from the Events Committee Meeting. The meeting was basically to decide what future events would be held. We will be looking for replacements for Julie Bosustow and Kathy Tomlanovich to lead the Wine Walks and the Beer Crawls.

#### Various Complaints:

Another letter was received from Rich and Jan Speulda regarding the placing of garbage cans and the Ewoniuk's stepping on to his property to retrieve and return their garbage cans. The letter contained just another gripe from the Speulda's! There was much discussion and what could be done to solve the situation, but it was decided that Rick and Teresa will take a wait and see approach if they do something more than just write letters.

#### Other business:

Bob Baechtold announced that he would be putting his home on the market and moving to Cascade Manor.

We will all be actively asking around @ the general population to recruit new Board Members.

Since vacation time is upon us, Mary Koebrich took names of those who will be absent for July, August, and September meetings.

Mary Koebrich has asked our office person Connie to keep track of gate problems as they are reported to her. Mary will also place a notice in the Q R monthly news letter for folks to report problems opening the gates

Mary passed out to the board a HOA Governing Document Hierarchy sent to her by the Northwest HOA Law Center Quick Guide for HOA's

Meeting Adjourned @ 8:15 P M  
Minutes Submitted by Jan Swanson  
Secretary