

QUAIL RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
TUESDAY JANUARY 16, 2018
CLUB HOUSE
7:00 P M

Board Members Present:

Bob Baechtold
Steve Cooney
Mary Koebrich
Cecelia Perry

Absent:

Jan Swanson

Homeowners Present:

Bob Kline
Donna Sampson
Kathy Tomlanovich

Mary Koebrich called the meeting to order @ 7:00 P M.

Mary Koebrich, President, asked if there were any corrections or additions to the Board Minutes from December 12, 2017. There were none, so Steve Cooney made a motion to approve, and Bob Baechtold made the 2nd. Motion carried 4:0

Treasurers Report:

The total income as of December 31, 2017 was \$17,989.28 and the expenses were \$11,990.04. The general fund balance as of December 31, 2017 was \$60,322.80. The reserve fund balance as of the same date was \$337,420.95. Quarterly balance sheets were also reviewed.

Financial Report:

There will be a CD coming due in February 2018.

Landscape Committee:

Bob Kline, landscape Chair presented the new Landscape Committee Reference Materials Table of Contents and a draft copy from the first committee meeting held on January 10th.

Landscape Committee (Continued):

Mary Koebrich presented the 2018 Glass Tree Spray Proposal to the board for approval for payment (after having previously reviewed it with Bob Kline). Quail Run receives a 10% discount if the yearly proposal is paid for by January 31st and this proposal has all items identical to the 2017 program with a slight dollar increase. Mary Koebrich made the motion to approve the expenditure of \$5,659.20, and Steve Cooney made the second. Motion carried 4:0.

Bob Kline will contact Glass Tree to request that they notify the office prior to application of the various sprays so homeowners with the same vegetation on their private lots may consider spraying concurrently.

Maintenance:

Mary Koebrich reviewed the history of the courtyard paver concerns with the board and presented a bid by Interlocking Designs, LLC for \$2400.00 to repair the east ½ of Courtyard 17 and Courtyard 7 for a total of \$2400.00. Mary Koebrich made a motion to approve and Cecelia Perry made the second. Motion carried 4:0

Emergency Preparedness:

Kathy Tomlanovich shared the Communications Plan/Courtyard Checklist to the board and asked for comments. She also presented a proposed Medical Personnel Letter and explained its use and proposed meeting. The board was in agreement with this continuation of the Emergency Preparedness plan.

Discussion/Action items:

The board members agreed to move the February meeting date from February 20th to the 27th. Residents will be notified VIA an article in the Newsletter and posting on the community bulletin board. In addition, Cecelia Perry will work with the office to provide an easel billboard placed at the North gate on the meeting date to remind residents. (Thanks to Fran Curtis for the suggestion)

Results of the gate closure time survey were discussed. A total of 66 residents voiced their opinions and 46 were in favor of changing the North gate hours from 7AM ó 7PM to 7AM - 8PM. The board agreed with the residents' wishes unless there becomes a safety or security issues in the future.. Mary Koebrich will notify the office to update the gate hours and she will send an article for email release and one to the Newsletter editor.

2018 gardeners have been advised of the increase in yearly fees from \$20 to \$30. The board is in agreement that the additional fees will be used towards water costs.

Steve Cooney will work with Bob Kline and Rexius on the pros/cons of installing rain sensors on the two irrigation controls to save money by not watering on rainy days.

Discussion/Action Items (Continued):

Mary Koebrich shared the following items: a vehicle in overflow parking area now has a current registered license, gutter cleaning along the sound wall will only need yearly cleanout since the installation of the new guards (a savings of \$1000 annually), and the Quail Run website is having some issues. Janice Warden, the website Coordinator for Quail Run is working with Michaela and the web creator to get these corrected.

Various Concerns and Questions by Residents:

Two documents submitted by the resident at 514 were discussed. Safety items have been addressed and needed clarification on tripping locations will be requested. Items regarding board procedures will remain as is currently practiced and in accordance to governing CC&R's and Bylaws. Steve Cooney will talk with the resident in detail.

Meeting was adjourned @ 8:40 P M by Mary Koebrich

Minutes submitted by Mary Koebrich, President