

QUAIL RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
TUESDAY FEBRUARY 27, 2018
CLUB HOUSE
7 :00 PM

Board Members Present:

Bob Baechold
Steve Cooney
Mary Koebrich
Cecelia Perry
Jan Swanson

Homeowners Present:

Kathy Tomlanovich
Bob Kline

Mary Koebrich called the meeting to order @ 7: P M and asked if there was any additions or corrections. There were none. A first was made by Jan Swanson and a second was made by Mary. Approved 5.0. Mary had taken the minutes in Jan Swanson's absent @ the January 16, 2018 meeting.

Treasurers Report:

Steve Cooney reported there were larger expenses than normal for January 2018. So the Profit and Loss Statement was a negative figure of \$-7,921.25. A couple of the larger expenses were landscaping and irrigation replacement for \$4,188.00 and \$4,310.00 He reported that the General Fund has a balance of \$69,077.17 and the Reserve Fund balance is \$340,103.43. There is a Certificated of Deposit expiring on February 28, 2018 for \$7,250.00 @ Umpqua Bank. That CD will be transferred over to the checking account @ the credit union.

Architecture Committee:

No Report

Emergency Preparedness Committee:

Kathy Tomlanovich did a show and tell regarding devices that can be used should an emergency occur. Devices like walkie talkies, clip board with a boat whistle, a SAM splint used for splinting a limb and tape to hold in place. She went over a draft action plan in case we really had a disaster and what we need to do under those circumstances.

Landscaping:

Bob Kline is our new landscape committee chairman. There is 8 to 10 homeowners on his committee. Bob reports directly to our Landscaping Company, Rexius, versus having each of the committee members going to them. That way the messages are being given by only 1 person. A discussion was held on soil moisture sensors. Steve Cooney has investigated the product and will do a bit more checking on cost and how well they work and will it save us dollars on our water bill with EWEB

James Cummings Tree Service did a bid for pruning laurel and arborvitae around the Quail Run property. The bid for the job was \$1,325.00. Mary Koebrich made a motion to approve, and Jan Swanson made the 2nd. Approved 5.0

Maintenance:: Overhead Door made a bid for \$940.00 to replace the pedestrian entry key pads @ the North and South entries. Steve Cooney made a motion to approve the work and Cecelia Perry made the 2nd. Approved 5.0

Home Comfort Heating & Air Conditioning made a bid to replace the fan motor in the furnace @ the Club House. The replacement cost was \$672.50. Steve Cooney made a motion to spend the money and Cecelia Perry made the 2nd. Motion passed 5.0

Complaint Letters to the Board:

Rich Speulda letter was discussed. The letter contained various complaints, but one was ongoing one was regarding the garbage cans. It was decided that each board member would do a walk around, separately, and eyeball his concerns. That was to be done and then report to Steve Cooney our opinion and if the problem had been solved. Steve Cooney will compose a letter addressing the other issues Mr. Speulda addressed. The Board will review and if oked, be mailed to him.

Bill Mallonee had sent a letter addressing a set of cement steps which is along the cement path going East where he walks. He was asking the Board to spend the dollars and have it removed. The Board determined that the cement steps are not on Quail Run property and more than likely are on property of City of Eugene or EWEB. Mary Koebrich will compose a letter to Mr Mallonee saying no to his request.

Cecelia Perry has a structure in her back yard @ 522 that is touching the fence. Cecelia will unattach it from the fence.

Feral cats are using our public garden for a POTTY BOX! Steve Cooney volunteered to place some wood along the fence line to try to prevent cats from entering.

Meeting Adjourned @ 8:42 PM

Minutes submitted by Jan Swanson, Secretary