

QUAIL RUN HOMEOWNERS ASSOCIATION
ANNUAL H O A MEETING
TUES. OCTOBER 16, 2018
CLUB HOUSE
7:00 p m

Board Members Present:

Steve Cooney
Mary Koebrich
Cecelia Perry
Jan Swanson

See list attached list of homeowners present:

Meeting was called to order by Mary Koebrich @ 7:00P M. Mary Koebrich and Steve Cooney made a 1st and 2nd to approve the minutes from September 25, 2018. Motion passed 4.0

Mary Koebrich welcomed everyone and the Board introduced themselves and each homeowner gave their name and address. There were 36 homeowners in attendance.

Treasurer's Report:

Steve Cooney reported that the General Fund had \$66,142.31 and the Reserve Fund had a balance of \$359,564.33 as of September 30, 2018. In addition there are the CD's on deposit expiring anywhere from April 23, 2019 to July 20, 2023.

Finance Report:

Steve Cooney reported that the total income for September was \$18,152.33 and the expenses were \$19,814.30. Net income through September 30, 2018 was a negative number of \$1,661.97. The reason being is that we had major tree pruning of (\$6,996.) and legal fees of (290.), and a reserve study update of (\$550.), and federal income tax payment of (\$253.) All the homeowners were given a copy of the financial report.

Neighborhood Report:

Mary Koebrich announced she has received a copy of the report.

Mary Koebrich made a motion and Jan Swanson made the 2nd to approve Danuta Hall to fill out the term of Bob Baechold, who recently moved to a retirement facility. Motion passed 4.0

Architecture Committee:

Representing the Quail Run Board (which serves as the Architecture Committee) Mary Koebrich announced there had been no requests from Homeowners to remodel or change anything regarding their personal residence.

Emergency Preparedness Committee:

Kathy Tomlanovich passed out a flyer from FEMA Her assistants Shiela Pardee and Donna Samson kept us posted thru the Newsletter while Kathy was away. They will be meeting very soon. Kathy also thanked the Board for their ongoing support of the committee. Kathy mentioned that after talking to several doctors in our neighborhood, that we should use our Club House as the command center for folks who might be injured, but more seriously injured will be transported to RiverBend Hospital. She encouraged all of us to read the monthly Letter, because that is where updates from the committee will be.

Events Committee:

The Events Committee over sees our social activities. The chairperson Fran Curtis encourages each of us to volunteer to assist hosts with activities!

Here are the activities that occurred since the 2017 Annual Meeting:

Decorating Party on November 27, 2017
Holiday Party on December 6, 2017 in Clubhouse
Winter Social on March 1, 2018 in Clubhouse
Let's Cook with Nedöon March 7, 2018
Wine Walk on May 11, 2018
Court Party on July 25, 2018

The Committee is continuing to look for someone to host the Xmas Party.
There is a Yoga Class on Tues., @ 9: A M led by Linda Wergeland
There will be a gathering in January of 2019, where we each bring our favorite soup recipe and share a bowl. Date to be announced.

Addendum to Finance Committee Report:

Steve Cooney explained where our \$160. monthly Homeowner Fee is spent monthly. The largest numbers are administration, garbage/recycling, and the ongoing contract with Rexius for landscaping. Homeowners were given a copy of Profit and Loss Budget from January 2018 thru September 2018.

A question from the audience asked if an increase to our H O dues would be in the near future. The answer from Steve Cooney was not in the near future, but he said that is a subject that the Board should keep an eye on. We are doing fine currently with the existing fee.

Landscaping Committee:

Bob Kline our landscape chair is putting together a plan to when someone else takes on the duties of chairperson, they will have specific instructions on how to do this very important job. He is also in the process of asking questions of green grass experts (Oregon State University) that could advise him on our ongoing grass problem on the street homes front yards of Quail Run.

Maintenance Report:

Mary Koebrich announced that a company that we have a signed contract with, have not been answering her calls to fill in cracks in the streets. We are going to put this project on hold till 2019 and make contact with another company. Barko-mulch will be spread in the dead of winter 2019.

Neighbors Helping Neighbors:

Bob Kline gave this report so the new homeowners would be aware of what this about. Basically we all have "stuff" in our garage / closets that when we do have it for our use, we can lend it out to others who might be in need of such an item. Good idea from Mr Kline!

Mary Koebrich thanked various homeowners who contribute their time and energy to keep Quail Run running like a well oiled machine!

Steve Cooney who will be leaving the board after serving 2 terms
Donna Nixon for her work on the Quail Run Newsletter
Judy VanScholten for making sure the club house garbage are put out and put back
Janice Warden for her expertise keeping the Quail Run Website up and running
Roger & Jeanne Wong for placing our sign @ the North and South gates on game day
Connie, our office administration assistant for all her hard work dealing with homeowners and keeping abreast of incoming & outgoing paper work 3 days a week.

Election Results:

Jan Swanson was elected for her 2nd 2 year term and Barbara Colven is a newcomer to the board for a 2 year term.

Meeting Adjourned @ 7:57 P M Minutes submitted by Jan Swanson, Secretary

