

QUAIL RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
TUES. AUGUST 21, 2018
CLUB HOUSE
7:00 P M

Board Members Present:

Bob Baechold
Steve Cooney
Mary Koebrich
Jan Swanson

Cecelia Perry (Absent)

Homeowners @ Large Present

Barbara Colven
Marie Stringer
Bob Bills
Donna Carter
Danuta Hall
Don & Joyce Wittish
Bob Kline
Bill Mallonee
Shiela Pardee
Rick and Teresa Ewoniuk

The meeting was called to order @ 7:00 P M by Mary Koebrich. A motion was made by Mary Koebrich to approve the minutes from July 17, 2018. Bob Baechold 2nd that motion. Motion passed 4.0

Treasurer's Report:

Steve Cooney reported that as of July 31, 2018 the General Fund had a balance of \$65,710.63. The Reserve Fund, as of July 31, 2018 had a healthy balance of \$355,875.29. Steve also commented on the Profit and Loss Statements and made comparisons between June 30, 2018 and July 31, 2018. Steve Cooney will also be following up regarding past due H O Dues(4 months currently) to make sure the amounts are brought current.

Emergency Preparedness Committee:

Shiela Pardee sitting in for Kathy Tomlanovich passed out an invitation to a CERT class on September 5, 2018. It will be a table top earthquake simulation exercise sponsored by CERT.

Events Committee Report:

Fran Curtis reported that the Beer Fest date is October 25, 2018. Instead of having this event in individual homes, we will gather in the Club House. There will be more details in the upcoming Quail Run News letter

Finance Committee Report:

Steve Cooney made a suggestion that since we have a good sized balance of funds in the Reserve Fund Account, that we talk @ the September 25, 2018 Board Meeting about placing a portion of those funds into several Certificates of Deposit expiring on various dates.

Landscape Committee Report:

Bob Kline, chairman of the committee, had a list (of which the Board Members were given copies) of which contains requests from homeowners needing or asking that certain landscaping chores be accomplished in and around their common area properties. There is a tree @ 502 that will be inspected by Bob Kline and Steve Cooney to decide what can be done to correct the red prickly things from dropping on the homeowners front area. The 2 of them will report their findings @ the September 25, 2018 meeting.

Shiela Pardee had an issue with the dry grass in and around the South wall. Bob Kline will have Rexius do some cutting to the tune of no more than approximately \$500. That amount does not need Board approval. The dead arborvitae (also on the South wall) was also discussed. What to do about it will also be discussed @ the September 25, 2018 meeting.

Bill Mallonee was wondering if anything can be done about the patches of grass in our front areas of Quail Run, and especially along the street side. There will be more discussion in the upcoming months to determine what should be done to improve the looks from the street. Bob Bills suggested a committee needs to be formed to physically do a walk around the property. He also had a letter to send to folks to ask them for their opinions regarding the grass. Some homeowners already have requested that the grass be removed and some still would prefer the grass. Again more discussion will follow in the next several months after results from the letters having been received

James Cummings has given Quail Run a bid to do some cutting and trimming in the common areas of our gated community, which includes the over park areas. The bid is for \$6,360. Mary Koebrich made a motion to approve and review the bid. Jan Swanson made the 2nd. Approved 4.0

Maintenance Report:

A breakdown of items needing to be accomplished in and around the property was passed out to the Board Members. The funds for the maintenance is reflected in the 2018 Budget.

Discussion Items:

This is approximately the 3rd Board Meeting we have discussed the property owners @ 593 and 597. It involves retrieving garbage cans and gates being open or closed.

Bottom line it was decided by the Board to have our attorney physically come out to the site and give us an opinion from a legal stand point. Jan Swanson made the motion to hire the attorney and Mary Koebrich made the 2nd. Motion carried 4.0

It was decided to hire our office administrator Connie Bracy as Quail Run's full time employee. All agreed it is a great decision.

Quail Run received notice from our insurance company that we as an association have been canceled. We believe it is primarily due to so many fires in the NW this year. They are in the process of looking for another carrier.

Upcoming elections:

With possibly 2 board members leaving their jobs this year, we need replacements.

Two individuals said they would be interested in serving on the Board of Directors: Barbara Colven and Danuta Hall.

Mary Koebrich adjourned the meeting @ 8:45 P M

Minutes submitted by Jan Swanson
Secretary