

QUAIL RUN HOMEOWNERS ASSOCIATION
BOARD MEETING
AUGUST 20, 2019
CLUB HOUSE
7:00 P M

Board Members Present

Barbara Colven
Danuta Hall
Mary Koebrich
Jan Swanson

Board Member Absence:

Cecelia Perry

Homeowners in attendance:

Tom Boyd
Rick Ewoniuk
Marie Stringer
Bob Bills
Carol Standefer

Meeting was called to order @ 7:00 P M. Minutes from July 16, 2019 were approved. Mary Koebrich and made the 1st and 2nd motion.

Treasurers Report:

General Fund Balance as of July 31, 2019 was \$65,711.00 and the Reserve Fund balance as of July 31, 2019 was \$386,537.00. Barbara Colven our treasurer made sure we took a close look @ the summery statement. Some of the regular maintenance, and those that were incurred as a result of snow storm clean-up had been posted to the wrong fund, either General or Reserve categories. The changes will be reflected in the August treasurer's report. The Board received a copy of the Adjusting Journal Entries for our review.

Barbara talked about recruiting homeowners to assist with finances for Quail Run HO. She has possibly 2 volunteers.

Events Committee:

Fran Curtis could not attend the Board Meeting, but sent her notes to Mary Koebrich. Fran reports that there is a group that is lined up to decorate the Club House in December and plans are taking shape for the Beer Crawl and the the December Social.

Landscaping:

Carol Standefer submitted her report: Estimates for tree pruning will be happening in the next week. She will receive estimates from Sperry and Cummings. She will plan to get separate estimates (from each company) for the cedar trees along I-5. Once the weather cools she will move forward on the plant replacement in yards where the lawns have been removed. The Bush landscape topic is on going, but the Board voted to contribute to the Bushes' a \$1,000. for repair of the error that occurred with a past landscape chairperson. But also Quail Run will pay for a complete grass replacement. See previous Q R minutes for the whole saga. Jan Swanson made the motion and Mary Koebrich made the 2nd to issue the check. All voted to approve.

Carol also announced that several H O have answered her request for assistance with landscaping. Karen Olsen, Thomas Boyd and Vernon Cornalison will give Carol a hand in keeping our QR looking beautiful. She stated that what is needed is a walk around and note what needs to get done.

The fall and spring clean up got many folks attention, so that will be occurring October 19, 2019, a Saturday morning.

Maintenance:

Fence along I-5 freeway got advance board approval to repair 4 sections and refabric. Danuta Hall made a motion to approve the \$946.00 cost for the work. Jan Swanson made the 2nd. Motion carried 100%. The work will be done by Oregon Fence Co.

One globe street light got ordered and 12 more will be arriving now that we know they are the right size etc. The total cost for globes and shipping is \$2208.00. Mary Koebrich made a motion to approve the amount and Barbara Colven made the 2nd. Motion approved.

Discussion Items:

This topic had been carried over from the July Board Meeting. Rental policies: A letter will be sent out to H O that renting your home is not allowed per our CC& R's 7.2 Sub Section S. Lease, rent or otherwise permit the the Owners Lot to be used for anything other than a residence; lease less than the entire Lot; lease any part of a Lot for less than 60 days; lease a Lot without obtaining the written acknowledgment from the lessee that the lessee's rights under the lease are subject to the Governing Instruments. In no event may a Lot be used as a hotel, motel, boarding house or the like. A daily fine of \$500. will be assessed if this issue comes to light. Mary Koebrich made the 1st motion and Barbara Colven made the 2nd to approve this very important decision. All voted to approved.

Vacation Time in September:

Our next Board Meeting will be September 24, 2019

Election of Officers:

Suggested Timeline for Quail Run HOA Elections 2019. A copy will be attached to the August 20, 2019 minutes.

A question came up regarding how many Board Members can be on the Q R Board. The answer is 5 per our By-Laws.

Insurance Policy: CHUBB

Premium is 5% higher this year, due to many different factors. The premium was \$2,358. for 2019 which was 5% higher than 2018. We live in Oregon, where we have experienced wild fires in the summer. And plain and simple, insurance premiums go up almost every year.

Website:

Our Quail Run Minutes are on our web site for all to review. They will go back 1 year. Janice Wardan is continuing to work and bring the site up to date. A notice will be out in the newsletter on how to access the QR Website.

Survey Follow-up:

Approximately 50 homeowners have responded to the survey.

Tom Boyd brought up an issue regarding our carbon footprint impact. It is a matter of filling out a form asking questions of individuals. These forms would be completely private. Tom would like to set up an informational meeting @ the Club House for those folks who have an interest in what he has to share. The Board directed him to check with the Event's Committee chair person, Fran Curtis, as this would fall under their jurisdiction.

Meeting Adjourned @ 8:37 P M
Minutes submitted by Jan Swanson
Recording Secretary

