

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
JANUARY 21, 2020  
CLUB HOUSE  
7:00 P M

Board Members Present:

Barbara Colven  
Danuta Hall  
Cecelia Perry  
Jan Swanson  
Don Wittish

Homeowners Attending:

Bob Howell  
Rick Ewoniuk  
Mary Koebrich  
Joyce Wittish  
Bill Mallonee  
Kathy Tomlanovich

Don Wittish called the Board Meeting to order promptly @ 7:00 P M. The Secretary Jan Swanson asked if there was additions or corrections to minutes from the meeting on December 17, 2019. There were none. Barbara Colven made the first motion to approve and Don Wittish made the 2<sup>nd</sup>. Motions passed 5.0

Treasures Report:

Barbara Colven, our Treasurer, reported the General Balance as December 31, 2019 was \$63,111. The Reserve Fund Balance as of the same date was \$362,782. She reported that if homeowners wanted to review the of the 2019 year details of General Fund and Reserve Fund, she has made them available on the rear table.

Architecture Report: None

Emergency Preparedness Report:

Kathy Tomlanovich passed out her report for the most up to date data they have been working on. The generator team (Greg McCutcheon, Don Wittish, & Bob Howell) met and did a practice run for utilizing the generator @ the Club House in the situation of an emergency. Suggestions for improvements were made.

Courtyard Captains Meeting: January 28, 2020. They will be planning a dinner @ the

@ the Tomlanovich home to review the QR Emergency Plan, as well as upcoming activities.

Cert/Medical Staff Meeting: February 25, 2020. Meeting designed to discuss QR Emergency Plan & review role of Certs/Medical Staff

Map Your Neighborhood Meeting: March 10, 2020. Annual MYN meeting for all new/all residents to bring everyone up to speed on our emergency plan and that all residents need to be trained on MYN details.

QR Annual Emergency Drill and BBQ: May 23, 2020. However this date could be changed, as it is Memorial Day weekend, and many HO's could be out of town.

Landscape Report:

Bill Mallonee gave the report as Assistant Chairperson. The office of Quail Run had received a letter from the homeowner @ #593 asking the Board to remove a maple that is in front of #589. The owners of #589 do not want this tree removed. Bill had Sperry Tree Care come out and inspect the tree in question. The arborist stated that the tree was in pretty good condition, but that some preventative trimming could be made. This last summer #3 different arborists looked @ the tree and stated the tree looked healthy. Bill submitted a bid to President on Wittish for \$430. for the work to be done. No motion was necessary as it is under the \$500. limit that our President can approve bids. Don Wittish will be penning a letter to the owner of #593 stating the maple will not be removed.

Bill will also be meeting with Jim McKay of Rexus to begin updating the landscape on our grounds. They are going to look @ Courts 1 and 2 first and develop a plan for removal of shrubs, etc. Funds have been set aside in the budget for this updating process. Once they have met, Bill will present a more detailed plan. The plan is to get 3 to 4 courts completed this calendar year of 2020 and then move on to other courts down the road.

Events Report: None

Finance Report: See Treasurers Report

Maintenance Report:

Mary Koebrich passed out copies of the approved budget that was approved @ an earlier Board Meeting. Her second item was that the North and South entry gates need replacing due to use and age. The bottom line expense is \$18,955. Jan Swanson made the 1<sup>st</sup> motion to approve and Danuta Hall made the 2<sup>nd</sup>. Motion approved 5.0

Discussion Items:

A letter from the son of the owner @ 577 (who has moved to a retirement home) is asking the Board to approve an estate sale so that his Mother's household items may be sold. Danuta made a motion to permit the family to proceed on this request. Jan Swanson made the 2<sup>nd</sup> motion. Board approved 100%.

Bob Howell raised the question again about a community garage sale. Some of the board members stated their opinions. Bob will put together a survey and get it out to the homeowners on who would be for this and who would be against. There was discussion regarding parking (especially if it was open to the public) etc.

Parking issues has again raised it's ugly little head! Mostly the problems are in our courtyards, where folks think they can just park any old way for way too long @ a time. There seems to be an conflict in the rules when reading the Parking Policies and then u read the CC&R's (which is the bible when it comes to knowing what is right and what is wrong.) So Rick Ewoniuk has volunteered to review the CC&RS with some assistance from several Board Members. So maybe, just maybe we can have some clear rules to print up for Parking Rules and Regulations. Thank U Rick!

Jan Swanson and Danuta Hall made a 1st and 2<sup>d</sup> motion to review the CC&R's to be able to made the appropriate changes, so everyone will be on the same page. Motion passed 5.0.

Meeting Adjourned @ 8:33 P M

Minutes Submitted by Jan Swanson Recording Secretary