

QUAIL RUN HOMOWNERS ASSOCIATION
MONTHLY BOARD MEETING
NOVEMBER 19, 2019
CLUB HOUSE
7:00 P M

Board Members Present:

Barbara Colven
Cecelia Perry
Jan Swanson
Don Wittish

Absent: Danuta Hall

Homeowners Attending:

Joyce Wittish
Nick Bosustow
Bill Mallonee
Bob Howell
Linda Wergland
Rick Ewoniuk

The meeting was called to order @ 7 P M by our newly elected president Don Wittish. He called on the Secretary Jan Swanson for her report. There were no additions or corrections, so Barbara Colven made the motion to approve and Don Wittish made the 2nd motion. Motion passed 4.0

Financial Report:

Barbara Colven, our treasurer, with her team of assistants have been working very hard on the 2020 Proposed Budget. She went over the details and important points. The Board and the homeowners present were each given a copy of the proposed figures for 2020. There were several questions on various figures, of which Barbara will get back to those present with the answers. Jan Swanson made a motion to approve the 2020 Budget and Don Wittish made the 2nd. Motion carried 4.0

Treasurer's Report:

Barbara Colven gave the board a copy of this report. Total Income for the month of October 2019 was \$17,222., with Total Expenses of \$27,770., leaving a Net Income of \$-10,547. General Fun Balance as of October 31, 2019 was \$67,779. The Reserve Balance as of October 31, 2019 was \$362,811

Architecture Report:

None

Emergency Preparedness Report:

None

Events Committee:

In Fran Curtis's absence, Cecelia Perry had a copy of the future events in the Quail Run neighborhood. There will be a meeting to learn about items that are not welcome in our curbside bins. The meeting is scheduled for December 16, 2019 @ the Club House @ 10: A M. Fran Curtis had attended a training re: recycling on October 12, 2019 and she thought it worthwhile to have an all Homeowners meeting to learn how we can be good stewards of recycling in our neighborhood. Kelly Bell, Lane County Master Recycler will share some valuable information on this very important topic.

Upcoming Events are as follows.

Monday December 2, 2019 starting @ 10: A M – Decorating the clubhouse

Saturday December 14, 2019 @ 6:00 P M – Holiday Party hosted by The Lindas

Sunday January 26, 2020 @ 6:00 P M- Souper Sunday

February 2020 – Winter Social Hosted by Danuta Hall, Kathy Tomlanovich, Norinne Slaughter

Sunday February 23, 2020 @ 6:00 P M Souper Sunday

Sunday March 15, 2020 hosted by Kathy Tomlanovich & Soupers

May 4, 2020 – Wine Walk hosted by Kathy Tomlanovich, Joan Bush & Friends

May 2020 – Emergency Preparedness Drill and Barbecue @ Club House to follow
Drill hosted by Kathy Tomlanovich and Shiela Pardee

Upcoming Coffees

January 21, 2020 – Hosted by Joyce Wittish

February 12, 2020 – Hosted by Cecelia Perry

March 11, 2020 – Hosted Marie Stringer

April 8, 2020 – Hosted by Kathy Tomlamovich

May 13, 2020 – Hosted by Julie Bosustow

June 10, 2020 - Hosted by Fran Curtis

Landscaping Report:

Bill Mallonee, Assistant Landscape chair, pointed out the Birch Trees outside our Quail Run Neighborhood on Lindley appear to have died. The question he brought to the board is, do we spend approximately \$1,525. to try to prevent this occurring to our Birch Trees. We are going to decide this @ a later meeting, as the spraying of the trees does not need to be done till Spring.

The other part of the report, which was done by Carol Standefer Chair person of Landscape Committee, I will attach to the minutes. Per #5 of the report that I'm attaching, has to do with bids for another landscaper instead of Rexius. It was decided right then and there, that we will continue with Rexius. Their services have noticeably been improving since we began to question their services and what we are paying. Jan Swanson and Cecelia Perry made a 1st and 2nd motion to continue with them. Don Wittish has signed the new contract for 2020, for \$5,205. per month. All approved and motion passed 4.0.

Maintenance:

We have a bid from Glass Tree Service to treat/control the roof moss. The bid is for \$2,000. Don Wittish made a motion to approve and Barbara Colven made the 2nd. Motion carried 4.0

Discussion Items:

Don Wittish is in communication with the City of Eugene regarding blackberry/brush removal on the North end of buildings along MLK Street. He is waiting for the city to get back to him. He will be reporting what he learned @ December 17, 2019 Board Meeting.

There was also discussion about compost containers. The board did not take action on this, because we are hoping to learn more on this topic on December 16, 2019 by Lane County Master Recycler, Kelly Bell.

Also discussed, was a possible Quail Run garage sale in the Club House area in the Spring. Bob Howell will draw up the verbage and the homeowners will be able to say yes or no to this idea.

Gazebos in the garden area were also discussed. We already own tent/canopies that we have used in the Club House yard for picnics, etc. It was decided that these would suffice. Bob Howell will oversee this project.

Meeting Adjourned @ 8:11P M

Minutes submitted By Jan Swanson, Recording Secretary

Landscape Committee Report
November 19, 2019

1. Tree Trimming
 - a. Took place the first week of November
2. Birch Trees
 - a. Most of the birch trees have the bronze birch borer disease. Glass Tree service can treat those again in spring for a cost of \$1,525. If this is approved, I can let them know.
3. Hedge at clubhouse
 - a. We will get a bid from Sperry for trimming the hedge and any arborvitae that exceed 12 feet in height in the spring.
4. Long-term Strategic Landscape Plan
 - a. Vern Cornalison, Tom Boyd and Kathryn Walker have been working to develop a long-term plan for updating the landscaped areas in Quail Run. This entails removal of overgrown shrubs and trees and replanting. The plan is to start at the South end with the older homes and work down to the newest homes. I'm envisioning a five-year plan that we could start in the spring of 2020. The budget request for this is \$8,000 - \$10,000 per year coming from the reserve funds.
5. Per numerous requests, we have received two additional bids for the landscape contract, as well as an updated bid from Rexius.
 - a. Bid from Bennett was incomplete and had some errors so both Bill and I didn't feel it was worth looking at.
 - b. Bids from Upward Landscape Solutions and Rexius were comparable to what we currently have had with Rexius. (\$62,450 from Rexius and \$61,440 from Upward).

Bill and I have gone through both bids. Upward has included applying pre-emergence services whereas Rexius told me they have not done that for several years because of homeowner resistance. Upward did say that their bid would be higher if they were not able to use pre-emergent treatments and occasional weed control sprays. We both feel like we would like to give Rexius another chance. I realize that many people, myself included, were very disappointed with the service from them over the summer, but this fall they have really done much better. I think that Jim is very aware that our expectation is that things will go much better next year. And they are a known quantity. But I am willing to work with whatever the board decides.