

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD MEETING  
MAY 19, 2020  
CLUB HOUSE  
7:00 P M

Board Members Present:

Cecelia Perry  
Danuta Hall  
Jan Swanson  
Don Wittish

Absent:

Barbara Colven

Homeowners in Attendance:

Fran Curtis  
Mary Kobrich

Meeting was called to order @ 7:00 P M

Since there was no formal meeting in April 2020, the Minutes from March 17, 2020 were approved. Don Wittish made the motion for approval and Jan Swanson made the 2<sup>nd</sup>. Motion carried 4.0.

Treasurer's Report:

In the absence of Barbara Colven, Treasurer, Jan Swanson reported the numbers to the end of April. General Fund as of April 30, 2020 was \$67,828. And the Reserve Fund through April 30, 2020 was \$347,562.

Financial Report:

It is a requirement of the Quail Run ByLaws and CC&R's to annually review and share budget and insurance information with each owner. The summary of the insurance review was mailed out earlier in May of 2020. Plus the summary of our year end December 2019 was enclosed. The copy of the 2019 board approved budget for Quail Run is available on the website for the homeowner's review.

Architectural: No report

Emergency Preparedness: No report

#### Events:

Fran Curtis reported that no events have been scheduled due to the corona-virus. She did report that the recycling site @ Sheldon High School will be open again in July 2020 for recycle #'s 2, 4, and 5. She would like to schedule another gathering with Lane County Recycling @ a later date, so that everyone can be clear on what to recycle and what to throw in our our garbage cans.

#### Maintenance:

We requested a bid from Interlocking Design, LLC (Nicholas Clark) to replace, correct some pavers in several of the Courts. The conditions were in various needs of repair. The courts going to be worked on prior to the end of the year are #4, 5, 8, 11, 12, 15, and 17. Courtyards not listed are in excellent condition due to past repairs and are holding up well with no need for work @ this time.

The Total project cost is \$3600. The bid is based on information provided to Nicholas Clark. If the scope of the job was to change, the bid may be adjusted. Don Wittish made a motion to approve the project and Jan Swanson made the 2<sup>nd</sup>. Motion carried 4.0

The Board approved a project @ 506 @ their expense. The area is located in front corner of home. The space is technically common area. Don Wittish and Jan Swanson approved it for them to get started. Don Wittiah made the first motion and Jan Swanson made the 2<sup>nd</sup>. The other board members were sent a drawing of what they were requesting to be approved. Motion passed 4.0

Landscaping Report: None

#### Discussion Points:

Irrigation Systems for the townhouses, which are backed up to the East parallel to I-5. There has been talk lately from the several folks on the board regarding how the sprinklers operate and who is responsible for operating them. So the board did some research. The developer, for some unknown reason, decided not to run the water pipe all the way back to the townhouses from the free standing homes. Well this is brought up many questions of why! The CC&R's state that they have a separate unit in their garage to turn their sprinklers off and on, and that they are responsible for that portion of the water they use to water their area. If by chance their sprinkler head or heads become damaged, the Quail Run Homeowners Association will have our landscaping company Rexius repair/replace them @ the QR Homeowner's Association expense. But the On/Off unit in their garage, if it should need repair or replacement, that is the responsibility of the Homeowner. This has been the situation since the development was built, and changing the CC&R's would be a prohibitive expense for the Association.

Meeting Adjourned @ 7:40 P M  
Jan Swanson, Recording Secretary

