

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD MEETING
NOVEMBER 17, 2020
CLUBHOUSE
7:00 pm

Board Members Present (no homeowners in attendance):

Don Wittish (President)
Danuta Hall
Cecilia Perry
Rick Ewoniuk (Treasurer)
Tom Boyd (Secretary)

Don Wittish called the meeting to order at the appointed time.

Officer Reports:

Secretary's Report:

Minutes from the All Homeowners Meeting of 10/20/2020 were discussed. **Two proposed amendments were discussed and the amended minutes approved. Minutes from the 10/23/20 Organizational Meeting were approved.**

Treasurer's Report:

Total Income for the month of October was \$17,189. Total Expenses were \$20,192. Net Income was (-\$3,003). Principal expenses were insurance payments, repairs to chain-link fence, and tree removal.

Year-to-Date (1/1/20-10/31/20):

General Funds: Total Income was \$124,253, Total Expenses were \$140,647, yielding Net Income of (-\$16,394).

Reserve Funds: Total Income was \$52,535, Total Expenses were \$26,790, yielding Net Income of \$25,745.

The YTD Reserve Fund Balance is \$369,552.

The Treasurer's Report was approved by the board.

Committee Reports:

Finance Committee Report (Don Wittish, Bob Hall, Rick Ewoniuk, Mary Kobrich, Barbara Colven attending). Report from Barbara Colven reproduced essentially verbatim below:

"Budget 2021

Members of the Finance Committee attended a November 10, 2020 meeting to discuss, review, and approve the 2021 budget. Mary spoke to the role of the Maintenance Committee in formulating the HOA forecast of future repair, replace, restore, various components that may be required. A comprehensive report prepared by Reserve Funding has identified the various elements and the estimated cost associated with specific projects that required use of Reserve funds. These elements are reviewed each year and included in the budget when necessary. The proposed budget was sent to the Board of Directors for its review and final approval.

Investment Possibilities

The committee once again discussed the possible alternative to reinvesting in CDs during this time of [low?] interest rates. Bob Hall suggested that we monitor the rates and as each matures, a decision as to short- or long-term maturity be evaluated. Bob went to SELCO and working with the credit union representative discussed alternative investments that might be possible for Quail Run's HOA to consider. The Finance Committee will continue to monitor the CD and other investment possibilities. While still at the bank Bob noted that one HOA CD had been turned over for a seven year maturity date in September 2020. He inquired if the bank would consider changing it back to a one year investment. They did and at the higher rate shown in September. The penalty charge for early withdrawal of \$300 was also dropped."

The Board of Directors approved the 2021 budget as submitted.

Landscape Committee Report (document dated 11/17/20 submitted by Carol Standefer):

Renovation project for Courts 3 and 4 to begin very soon, to involve removal, replanting, and pruning (after first of the year).

Rexius advised of dead arborvitae along bike path. Past warranty but hopeful will replace, as had been advised not planting beneath deciduous trees. Awaiting word.

Rexius to provide bid for cleanup along sound wall after leaf fall. Also to provide bid for mulch (budgeted for 2021).

Board discussion of mulching, with observation that mulch has built up in tree circles and in the spaces between walls and walkways. There are some areas that do not appear to benefit from mulching at this time. Rick E. to follow up with Carol S. regarding how to proceed in advising Rexius of mulching preferences.

General Discussion:

Rick E. noted that Quail Run needs to secure a new bookkeeper and that the Finance Committee is exploring two proposals. He noted as well that the 2 current members of the Maintenance Committee have given notice to leave the committee in January. Thus far attempts to recruit replacements to this important committee have not been successful. More generally, it has been most difficult to recruit members for the Board and for critical committee positions. To the extent that such participation is essential to the operations, and indeed that a fully constituted Board is a legal requirement for our HOA, lack of resident participation is becoming a critical issue. In the event residents do not step forward, it may become necessary to hire out some of the responsibilities heretofore fulfilled on a voluntary basis. This would no doubt require a substantial increase in HOA dues, which historically have been very low relative to other HOA's in the area. Strategies for recruiting resident participation were discussed, with identification of three action items:

- 1) Don Wittish will prepare an item for the Newsletter to address the issue and need briefly.

- 2) Cecilia P. volunteered to contact her Court Captain, Kathy Tomlanovich, to discuss the possibility of getting Court Captains' assistance in recruiting residents.
- 3) Rick E. agreed to draft a letter to homeowners detailing the problem, the need, and potential consequences, with input from Tom B. and Don W.

Meeting Adjourned
Thomas Boyd
Recording Secretary