

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD MEETING
January 19, 2021
(Conducted remotely via Zoom meeting app)
7:00 pm

Board Members Present:

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

Residents Attending:

Carolyn Abbott
Teresa Ewoniuk
Lisa Marks
Aleta Melton

Notice of meeting was given in accordance with HOA Rules and Regulations. This meeting was conducted remotely (via Zoom). Board President Don Wittish called the meeting to order at the appointed time.

Officer Reports

Secretary's Report: Minutes from the 12/15/20 meeting were approved.

Treasurer's Report: Total Income for the month of December was \$18,516. Total Expenses were \$12,669. Net Income was +\$5,847 for the month. Further details are in the Treasurer's Report of December 2020, copy to be appended to minutes of record. Treasurer's Report was approved.

Committee Report

No committee reports were presented.

General Discussion

-Glass Tree Care service proposal: Discussed and accepted.

-Midstate Industrial service proposal (drain cleaning): Discussed and accepted.

-Rexius bark mulch proposal: Discussed at some length, as bid is significantly higher than last year's. Proposal accepted.

-Parking form modification to include location of infraction briefly discussed. No opposition expressed to this addition.

-Danuta Hall referenced a letter written regarding condition of lawns at some houses. These are in poor condition and need aeration/thatching. Don Wittish has spoken with Landscape Chair Carol Standifer, who is in touch with Rexius. They plan to address this as time permits.

-Attendee Lisa Marks referenced a FaceBook page she has started to help promote communication among Quail Run residents, especially given current social constraints posed by the pandemic. She is hoping to promote awareness of the page through a Newsletter item and asked if she needed Board permission. The page is a personally managed one and not formally associated with Quail Run Homeowners Association; hence, does not require approval but the Board. Lisa will be moderating the page, which is limited to Quail Run residents. Contact information for Donna Nixon, editor of the Quail Run Newsletter, was provided.

-Teresa Ewoniuk reported on a walk-through she and two other residents had made through the development, with a focus on compliance with rules regarding what decorations or other objects can be placed in common areas. There was extended discussion of rules pertaining to bird feeders, and the question of how to treat decorations like wind chimes placed in common-area trees. There are existing guidelines in regard to the placement and management of birdfeeders. At this point the Board asked that possible infractions be referred to the Board for further investigation and action as needed.

Under this general topic, the specific issue was raised of one residence reportedly in conflict with regulations regarding structures and decorations impinging on common areas. Rick Ewoniuk reported that he and Connie had met with the resident to discuss actions in conflict with the regulations, without success. The plan was for Board members to survey this situation individually or in small groups and then to confer regarding possible action. This may require a subsequent ad-hoc meeting of a portion of the Board.

It was decided to meet remotely again in February, using the Zoom format. All business having been conducted, the meeting was adjourned.