

QUAIL RUN HOMEOWNERS' ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING (via Zoom)
April 20, 2021

Board Members Present:

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

Homeowners Attending:

Judy van Scholten
Kathy Tomlanovich
Carol Standefer
Lisa Marks
Fran Curtis

Board President Don Wittish called the meeting to order at 7:06 pm.

Officer Reports:

Secretary's Report: Minutes from the March 16, 2021 meeting were approved.

Treasurer's Report: The Treasurer's report was read and approved.

Committee Reports:

Architectural Committee:

Committee not represented; no report.

Emergency Preparedness:

Co-Chair Kathy Tomlanovich reviewed the committee's actions over the past year, limited by the Coronavirus pandemic. The committee has had no in-person meetings but has remained active, with periodic articles in the Newsletter. She is asking court captains to meet with their court residents in May to review basics. A special Newsletter article, "Do You Know?" will review key considerations and include the Emergency Preparedness plan, a physical copy of which will go to each household. She also mentioned the City of Eugene's work on an evacuation plan in the event of catastrophic failure of one of the upstream dams.

Landscape Committee: Carol Standefer provided an update on court renovations. Courts 5 and 6 are completed, with 6 and 7 slated for the fall. Sperry arborist did walk-through with her, proposing only limited pruning, ideally to be done before July. This year's bid for tree work of \$3800 is appreciably less than the previous year's. With proposed reduction of garden arborvitae to 10 ft., the bid was \$5600. Bid was approved by the Board. Incidental inspection suggests no need for pruning of east wall cedars at this time. Only two residents have opted for Rexus root abatement of planting beds. Danuta requested to have this option available after the growing season.

Maintenance Committee:

Judy van Scholten submitted for discussion a bid by River Roofing for repair of failed shingles along the south sound wall (common property), which was approved after discussion. The ensuing discussion touched on east wall roof moss and some shingle compromise in that area as well. Judy will ask River Roofing to provide an estimate for roofing work along that wall.

Jon Tomlanovich has inspected the HOA's sidewalks, identifying 11 small areas of cracking. The 2021 budget does not contain funds allocated to this repair. Rick requested a bid to help in budgeting work for the following budget year.

Judy reported that door frames of both the garden and overflow-area sheds are in need of replacement. Committee member Julie Busustow is obtaining a bid from handyman Jim Votaw for this work. The roof of the overflow area also will need replacement soon. After discussion we settled on Rick's proposal to ask if Mr. Votaw would bid on the shed roof job as well.

Danuta asked status west-side fence repair of tree root buckling. Judy noted this is in process, citing delaying factors in securing a bid from Island Fence. Carol Standefer said she had addressed root abatement independently. Judy said fence repair in this common area will include all affected residences.

General Discussion:

Cecilia raised a concern about a large satellite dish in her court. Danuta noted that a similar was addressed with success in another court per a letter from the Board citing the regulations.

Lisa Marks addressed the current status the Facebook page she moderates that is limited to HOA residents. She has gotten input from Janice Warden, who manages the HOA website. Going forward the page will be renamed something other than Quail Run and will include a disclaimer that it is not associated with Quail Run Homeowners Association.

Don followed up on a topic raised separately by Tom regarding the scope of the Architectural Control Committee, the scope of which as described in the CC&Rs seems broad. In the subsequent discussion, it was noted that this committee has not func-

tioned as originally outlined; rather the Architecture Committee has functioned in an advisory capacity to the Board in a fashion similar to other standing committees, with final authority for architectural decisions resting with the Board.

Don proposed that the next board meeting be held in person at the Clubhouse, with no noted opposition.

The meeting was adjourned at 8:35 pm.