

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
May 18, 2021

Board Members Present:

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

Homeowners Attending:

Lynn Blake
Fran Curtis
Michael Dane
Pam Dane
Jan Gardner
Carolyn Kline
Marie Stringer
Judy Van Scholten
Jeanne Wong

Board President Don Wittish called meeting to order at 7:00 pm.

Officer Reports:

Secretary's Report: Read aloud and approved.

Treasurer's Report: Read aloud.

Committee Reports:

Architectural Committee: (Co-Chair Jan Gardner) Revised Architectural Request Form circulated for consideration, as well as list of committee members. Jan described process by which committee member pairs are assigned as liaisons to homeowners making requests. During ensuing discussion Jeanne Wong proposed adding date of adoption of form at bottom. Motion for approval, with proviso that form include date of adoption, was seconded and approved.

Architectural committee proposed small lending library adjacent to clubhouse near bike rack, to be styled consistent with Quail Run architecture. Discussion of particulars, with cost estimated at \$300. Architectural Committee to submit formal request. Cecilia Perry advocated approval pending receipt of Architectural Request Form. Board supported and approved.

Fran Curtis asked whether Board would consider stipulating to homeowners the situations in which Architectural Request Form is required, with applicable CCRs. Rick Ewoniuk volunteered to draft a letter including applicable CCR text to accompany the correspondence to homeowners regarding the revised form.

Jeanne Wong raised the issue reflected window heat and warping siding, and whether owner-to-owner conflicts need to be resolved by them or by the HOA. Don Wittish expressed opinion that this represents an issue for the affected owners to work out. Michael Dane reported having been informed by Abee Screen and Awnings that window screens would reduce heat. Rick Ewoniuk noted that, as this constitutes a modification to exterior of residence, it would require filing an Architectural Request form.

Danuta Hall raised concern regarding time involved in architectural review process, advocating expediting the process when time or safety is an issue.

Pam Dane asked if she needed approval (viz., submission of Architectural Request form) if other such screens have already been approved. Rick Ewoniuk said he thought important to follow the formal request process says to avoid different kinds of screens.

Attendee Lynn Blake opened a discussion of committee scope, including deciding entity (Architectural Committee vs. Board vs. HOA members) on proposals affecting design aesthetics of Quail Run as a whole. Not resolved, but may need to be revisited.

Events Committee: (Fran Curtis) Pandemic has limited committee activity. Hoping to have another recycling event in July. Another recycling training session is in the works.

Maintenance Committee: (Judy Van Scholten) Board referred to emailed summary of committee activities. Four owners were sent letters regarding trees compromising west alley fence. All have responded. One will be removing tree, another will be home in June and taking corrective action then. Two plan to prune trees in hope of saving them. Committee is getting bids for fence replacement.

Judy noted the Clubhouse office light ballast needs replacing. Don Wittish said only informal approval is needed for this minor repair. Porch light switch needs fixing. This is in process. Michael Dane reported he has called Island Fence twice with no response. Committee asked to obtain additional bids.

Townhome roofs bid accepted. Will make a separate appointment to look at remainder of HOA roofing. Judy proposed accepting bid for door of garden shed repair. Motion seconded and approved.

Jeanne Wong reported a crack in garden shed siding. Discussed, and to be inspected for structural integrity and possible cosmetic repair.

General Discussion:

Shed roof replacement: Maintenance Committee chair proposed getting other bids. This was not opposed.

Request from #443 to install solar light tube: After discussion, request referred to Architectural Committee.

Parking exception in paved overflow for residents of homes #421 and #462: Jeanne Wong explained history and reason for requesting letter documenting this exception. Board supportive. Letter vs. permanent parking spot discussed briefly. Jeanne explained preference for letter rather than reserved spaces. Secretary offered motion to write letter describing exception and rationale, with copies to owner and to HOA residence records. Motion seconded and approved. Rick Ewoniuk recommended drawing text essentially from Jeanne's explanatory email. Secretary to draft letter. Administrative Assistant authorized to provide permanent stickers similar to those used on RVs for these vehicles.

#515 gate replacement: Cecilia Perry reported she is awaiting additional bids for gate replacement.

Fran Curtis offered an item for future discussion, noting a number of homes need to have siding cleaned. Suggested reminders to homeowners to clean exteriors. Administrative Assistant has a card she can send out noting maintenance is needed. This represents another subject for a walk-around inspection. Judy Van Scholten noted a related issue of some roofs needing some repair where shingles are failing.

Michael Dane raised landscaping question. Two street trees have been cut down but not replaced. Don Wittish noted a gas line below roots is a problem. In process.

Jeanne Wong raised question regarding common area with irrigation lines adjacent to their home. Rexius has been resistant to bark-mulching this area. Rick Ewoniuk said he has relevant information he will share with Jeanne separately.

The meeting was adjourned at 8:35 pm.