

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
October 26, 2021

Board Members Present:

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

Homeowners Attending:

Marie Stringer	Tessa Cooney	Carmen Holt
Lisa Marks	Julie McKenzie	Ralph Holt
Jeanne Wong	Pam Dane	Carolyn Abbott
Linda Wergeland	Michael Dane	Morley Hegstrom
Donna Samson	Judy Van Scholten	Donna Nixon
Kathy Tomlanovich	John Van Scholten	Mike Curtis
Steve Cooney	Joyce Wittish	Fran Curtis

Board President Don Wittish called the meeting to order at 7:04 pm.

Officer Reports:

Secretary's Report: Tom Boyd read the minutes from previous meeting. Minutes were approved.

Treasurer's Report: Bob Hall presented this report. Total Year-to-Date (YTD) income is \$159,037.91. Total YTD expenses are \$150,651.01. Net YTD income is \$8,386.90. YTD Reserve balance is \$418,967.64. Additional details are available in the Treasurer's Report filed in Clubhouse Office. With several CDs maturing, Finance Committee will meet in near future to weigh investment options.

Committee Reports:

Architectural Committee: None.

Emergency Preparedness: Kathy Tomlanovich reported on the committee's activities. Though limited by the pandemic, the committee has nevertheless been able to provide periodic informational articles through the Quail Run Newsletter, to communicate informally with court captains, and to hold some outdoor activities (e.g., Map Your Neighborhood). Kathy noted that this committee was created in 2014 and noted that Quail Run has been cited by the city as exemplary of the Neighbors Helping Neighbors approach to Emergency Preparedness. On October 23, 2021, court captains and other

neighbors participate in the first city-wide Communications Drill, which came off successfully. Details regarding this event and the committee's focus for the coming year are available in the Emergency Preparedness Team's 2021 Annual Board Report (appended).

Events Committee: Fran Curtis reported on the committee's activities during the past 12 months. Because of the pandemic, a number of social events were not held. Nevertheless, with modifications a number of events were possible, including Holiday Decorating, Plastic Collection (70-80 lb. of plastic waste captured in recent 7/24/21 event), Evening at J. Scott Winery, the Court Party, Musical Theater by Karen Olson and the Non-Stop Players, monthly coffees, and Friday Night Happy Hours. Further detail is available in the Report from Events Committee to Quail Run Annual Meeting (appended).

Landscape Committee: None.

Maintenance Committee: None.

General Discussion:

- **Election Results:** The number of owners voting exceeded the quorum requirement of 43. Elected to the board were Don Wittish, Danuta Hall, and John Van Scholten.
- **Past Year's developments:** President Don Wittish noted that two committees that had been inactive, Architectural and Finance, were reconstituted during the past year. The procedure for tracking projects has been modified so that records of work approved and done will be associated with residence number. Don expressed appreciation to committee chairs and all who have worked to keep the HOA functioning during a challenging time.
- There was some discussion around the status of finances of the HOA, including how end-of-year adjustments to General Fund are implemented, and the general condition of finances. John Van Scholten noted that the Reserve Fund is ample, and well above minimum state requirements for such funds. Michael Dane expressed interest in participating in the Finance Committee and Chair Bob Hall welcomed his involvement.

The meeting was adjourned at 7:43 pm.