

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
November 16, 2021

Board Members Present:

Don Wittish (President)
Bob Hall (Treasurer)
Tom Boyd (Secretary)
Danuta Hall
John Van Scholten

Homeowners Attending:

Lisa Marks
Joyce Wittish
Cecilia Perry

Board President Don Wittish called the meeting to order at 7:05 pm.

Officer Reports:

Secretary's Report: Tom Boyd read the minutes from the 10/26/21 meeting. These were approved.

Treasurer's Report: Bob Hall read and presented a written copy of this report. Total income for October 2021 was \$17,459.46. Total expenses were 14,694.10, with net income of \$2765.36. The YTD Reserve Fund Balance is \$421,954.56. Further details are available in a copy of the report to be filed in the Clubhouse office.

Committee Reports:

Architectural Committee: No report.

Emergency Preparedness: No report.

Events Committee: The agenda had mentioned the upcoming Holiday Party. There was no formal report; however, committee member Joyce Wittish reported the committee has been in communication and is considering Thursday, December 9, for the event.

Finance Committee: No report.

Landscape Committee: No report.

Maintenance Committee: No report.

General Discussion:

- Danuta Hall raised the possibility of changing the closing time of the north gate to correspond to the shorter days of winter (viz., from 8:00 pm to 7:00 pm) to enhance security. In subsequent discussion it was noted that one reason for the consistency of hours of opening was to allow mail and package delivery vehicles predictable hours of access. After discussing the pros and cons of such a change, the proposal was withdrawn.
- 2022 Budget: This was discussed at some length, with some informational questions around the nature of the budgeting process. Discussion included a topic raised at a previous meeting: inflation and its potential impact on the General Fund and monthly fees. At present that fund's surplus is adequate (fluctuating generally between \$33,000 and \$36,000); indeed, the budget proposed for the coming year includes an adjustment for a projected increase in Rexius maintenance fees. With inflation running in the 4-6% range the Board will be monitoring whether an increase in monthly HOA fees might become necessary in the near future. The budget was approved by the Board.

The meeting was adjourned at 7:48 pm.