

QUAIL RUN HOMEOWNERS' ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
December 21, 2021

Board Members Present:

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

Homeowners Attending:

Peter Blake
Michael Dane
Lisa Marks
Marie Stringer

Board President Don Wittish called the meeting to order at 7:03 pm.

Officer Reports:

Secretary's Report: Tom Boyd read minutes from the November 16 meeting. These were approved without amendment.

Treasurer's Report: Bob Hall read and presented a written copy of this report. Total income for November 2021 was \$17,201.76. Total expenses were \$11,722.51, with net income of \$5479.25. The YTD Reserve Fund Balance is \$426,422.56. Further details are available in a copy of the report to be filed in the Clubhouse office.

Committee Reports:

Architectural Committee: None.

Emergency Preparedness: None.

Events Committee: Don Wittish shared Chair Fran Curtis' report on the December 9 Holiday Party. The first clubhouse event held since the start of the Covid 19 pandemic, the event was well attended (approximately 30 persons) and well received. Thanks was offered to hosts Linda Witt, Linda Thomas, and Vicki Silverthorne, and to decorators Julie McKenzie, Carol Bills, Carolyn Abbott, and Jim Votaw.

Finance Committee: Bob Hall reported the committee has met several times in recent months to look at investment alternatives to current money market funds. Unfortunately, interest rates are consistently extremely low at present. It was the judgment of the committee that tying up funds in a CD for an extended period of time would not be

advisable with the likelihood of an increase in interest rates in the coming year. It was proposed that for now Reserve funds be concentrated in the greater yielding of the two cash funds (0.05%, as opposed to 0.035%), and for the committee to continue to monitor market interest rates. This proposal was seconded and approved by the Board.

Landscape Committee: None.

Maintenance Committee: None.

General Discussion:

- Don Wittish reported he had received a proposal from Glass Tree Service for the coming year for \$6218.10, which includes a 10% discount. This is \$118 over what was budgeted. A motion to accept this bid was passed.
- Don Wittish noted that drainage along the alley paving has been significant during the recent heavy rains. At one point water covered the curb and extended west across the parking area. Mid-State Industrial, which has handled this problem in the past, is unavailable until sometime next week. Don had obtained a bid from Peterson Plumbing of approximately \$500 to clean out the drains by the 24th. John van Scholten reported that, to his recollection, the affected drains are not connected to the city waste water system and merely drain into the soil. After some discussion it was proposed to have one of our hired helpers examine the drains as a first step. This was offered as a formal motion, with the provision that if additional water abatement was needed, Don was authorized to allocate up to \$1000 for the work.
- Following up on an item discussed briefly at the November meeting, John van Scholten recommended that the Board consider an increase HOA monthly fees. These fees have not been increased for a number of years, and the economy has been experiencing significant inflation. The Finance Committee was charged to explore this and report back to the Board at the January 2022 meeting.

The meeting was adjourned at 7:43 pm.