

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
February 15, 2021

Board Members Present:

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

Homeowners Attending:

Lisa Marks
Kathy Tomlanovich
Joyce Wittish
Judy VanScholten

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

Officer Reports:

Secretary's Report: The report was read by Tom Boyd and approved.

Treasurer's Report: Bob Hall submitted written copies of December 2021 and January 2022 Treasurer's Reports and read the January report. For December the Year-to-Date (YTD) income was \$211,877.46. Total expenses YTD were \$199,504.41. Net income YTD was \$12,373.05. For January YTD income was \$17,206.13. YTD expenses were \$20,123.79. Net income YTD was -\$2,917.66. Copies of full reports are available in the Clubhouse office.

Committee Reports:

Architectural Committee: None.

Emergency Preparedness: Kathy Tomlanovich reported on the Quail Run Emergency/Earthquake Plan 2022, a copy of which is appended. A recent focus has been on Search and Rescue (SAR) training. She overviewed the planned process for evaluating and treating injuries on an emergent basis, as well as assessing structural damage. The SAR team's anticipated activities in an emergency are detailed on the Search and Rescue POP (Purpose-Outcome-Process) sheet (also appended). Kathy noted that the HOA has a number of 2-way radios that have been distributed to some court captains and SAR team members. There will be a SAR team meeting 3/1, a Court Captains meeting 3/8, and an Emergency Preparedness Informational night 3/14, to be hosted by Shiela Pardee.

Events Committee: None.

Finance Committee: Bob reported that interest rates continue to be very low, and that the committee is hesitant to get locked into Certificates of Deposit at this time. Reserve funds have been transferred to the higher bearing of our two money market accounts. The committee will continue to monitor interest rates.

Landscape Committee: None.

Maintenance Committee: Judy VanScholten reported that the owners of the trees damaging the fence along the west overflow parking lot have all decided to have those trees removed. Some will be replacing those with trees less prone to protruding roots. Judy noted that with removal of those trees and protruding roots, not all of the distorted fence panels will necessarily need to be replaced. She is in the process of obtaining bids for repair of the sections of fence that need it.

General Discussion:

- An architectural change request from Carolyn Kline that had been submitted to and approved by the Architectural Committee was discussed. The requested work primarily involves painting shutters and replacing a porch lamp. This request was approved by the Board.
- A \$2300 bid from Glass Tree Care for moss treatment along the east perimeter sound wall was formally approved.
- Danuta Hall said that a resident had been seeing some rats on their premises. Judy VanScholten observed that over the years there have been recurrent difficulties with rats, feral cats, and squirrels. Providing food sources for pest animals has often been a problem, especially cat food placed outside and seed fall from bird feeders. After discussion, Don Wittish said he would ask for an item in the newsletter advising residents of the problem and of the importance of limiting food sources.

The meeting was adjourned at 8:00 pm.