

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
July 20, 2021

Board Members Present:

Don Wittish (President)
Cecilia Perry
Danuta Hall
Tom Boyd (Secretary)
Treasurer position currently vacant

Homeowners Attending: Lynn Blake, Bob Boechtold (guest), Barbara Colven, Fran Curtis, Michael Dane, Pam Dane, Julia Girod, Sallie Graves, Bob Hall, Carolyn Kline, Mary Koebrich, Bill Mallonnee, Joanne Porter, Donna Samson, John Van Scholten, Judy Van Scholten, Ellie Silvis, Marie Stringer, Jan Swanson, Jeanne Wong, Joyce Wittish

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

Officer Reports:

Secretary's Report: Report was read and corrections were made to several Event Committee dates and times. The corrected minutes were approved.

Treasurer's Report: It was announced that Treasurer Rick Ewoniuk has tendered his resignation. The board is currently recruiting to fill that position. Danuta Hall read the Treasurer's report (see appended report).

Committee Reports:

Architectural Committee:

-The proposal of having paint color options for front doors was revisited. Pam Dane presented some alternate door-color options, based on input received regarding the initial color options. Jeanne Wong noted that a construction information addendum to the purchase and sales agreement to her home (dated 8/19/2003) contained stipulations limiting residential color changes. Discussion of this matter ended shortly afterward.

[Subsequent to the meeting Jeanne provided a copy of the aforementioned document, with the following relevant text:

"2.14 House Color Schemes. Buyer is aware that the exterior color scheme, elevation, and roof materials have been preselected by the Seller and no changes or alterations will be allowed."

"3. Survival. The provisions of this Addendum shall survive the Closing Date and the recordation of the deed from Seller to Buyer transferring title to the Property."]

-Ellie Silvis presented information regarding possible replacement options for external light fixtures (e.g., porch lighting) . This issue has been complicated by the difficulty in finding light fixtures small enough to fit the 5" X 6" "footprint" of the current fixtures. The committee presented drawings of several options, all in black. Discussion of the pros and cons of changing the color of these fixtures at replacement centered generally around the perception of the existing fixtures as dated, an expressed preference for uniformity of fixture color and design (at least within a given courtyard), and the concern that, with design offerings constantly changing, it may be difficult to maintain uniformity as fixtures are replaced over time. The committee will be exploring lighting fixture options further to bring to a future meeting. A related concern involving door knob updating and replacement was discussed, albeit without resolution.

Events Committee:

-Fran Curtis reviewed notes from the Events Committee Meeting of 6/23/21 (see appended committee report) . This review included a summary of events that occurred since the committee last met in October 2019, planned events that did not occur because of the COVID-19 pandemic, and upcoming events.

-It was noted that a few slots remain for the upcoming evening at J. Scott Winery on July 27th and that those interested should contact Jeanne Wong.

-Residents interested in hosting a Coffee should contact Danuta Hall.

Finance Committee:

-Chair Bob Hall announced the recruitment of two new members, Lynn Blake and John Van Scholten. The committee was to meet to generate a list of recommended funds for board consideration.

-There was further discussion along this topic, specifically whether there are limits on the types of financial instruments that can be used for the Reserve Fund. Don Wittish reported he had spoken with a CPA and resident John Lund, a retired judge, who were not aware of limitations on the choice of instruments. Bill Mallonee said that his recollection is that HOA reserve accounts are restricted to government-insured investments. He said he would follow up in reviewing relevant state regulations.

Maintenance Committee: Judy Van Scholten summarized the Maintenance Report (see appended report). Pursuing moss treatment and perimeter weed trimming was authorized. In regard to grinding raised areas of sidewalk, after discussion it was decided to ask for a bid for grinding of all raised sidewalk areas in the development. Tree root intrusion is an ongoing problem stemming from planting choices at the time of initial construction of Quail Run. This is an ongoing problem and remains an open topic.

General Discussion:

-A bid from River Roofing to perform roof repairs on the common wall at the back of the complex was formally approved.

-A request to install solar tunnel lighting for #443 was formally approved.

-An Architectural Request to lengthen three existing windows on #462 (previously approved by the Architectural Committee) was approved by the board.

-An Architectural Request to replace front porch decking on #416 (previously approved by the Architectural Committee) was approved by the board.

The meeting was adjourned at 8:30 pm.

TREASURER'S REPORT

JUNE 2021

The TOTAL INCOME for the month of JUNE 2021 was \$18,367.49. TOTAL EXPENSES were \$13,898.31 for a NET INCOME of \$4,469.18 for the month.

YEAR TO DATE

JANUARY-JUNE 2021

GENERAL FUND

TOTAL INCOME YTD is \$74,677.65. TOTAL EXPENSES for the same period were \$80,848.49 equaling a NET INCOME of -\$6,170.84.

RESERVE FUND

TOTAL INCOME YTD is \$31,381.73. TOTAL EXPENSES for the same period were \$26,937.76. This equals a NET INCOME of \$4,443.97.

The YTD RESERVE BALANCE is \$377,409.80.

TOTAL YTD

TOTAL INCOME YTD is \$106,059.38. TOTAL EXPENSES YTD for the same period were \$107,786.25. This equals a NET INCOME of -\$1,726.87.

John

NOTES FROM EVENTS COMMITTEE MEETING
Wednesday, June 23, 2021 at 3 p.m.
Quail Run Clubhouse

PRESENT: Fran Curtis, Pam Dane, Lynne McCutcheon, Cecelia Perry, Marie Stringer, Jeanne Wong Other committee members: Julie Bosustow, Teresa Ewoniuk, Danuta Hall, Julie McKenzie, Rosie Mortensen, Norinne Slaughter, Kathy Tomlanovich, Janice Warden, Joyce Wittish

REVIEW OF EVENTS: Committee members reviewed the events that occurred since the last meeting in October 2019 (see agenda for details on coordinators & helpers)

Oktoberfest (10/18/19)
Fall Work Party (10/19/19)
Holiday Decorating (12/2/2019)
December Social (12/14/19)
Souper Sundays (1/26/20 and 2/23/20)
Winter Social (2/6/20)
Court Parties (7/25/2018 and 7/24/2017)

Planned events that did not happen were the Wine Walk, Beer Crawl, Emergency Preparedness Barbecue, Court Party and the Mystery Bus Tour.

UPCOMING EVENTS

Plastic Collection Event - July 24, 2021 10 a.m. to 2 p.m. - Fran Curtis &
Donna Nixon

Evening at J. Scott Winery - July 27, 2021 at 5:30 - Jeanne Wong

Court Party - August 7, 2021 at 4:30 p.m.- Bob Bills & Court 12 Residents

Musical Theater - possibly in August in Court 1 - Karen Olsen
possibly "Singin' in the Rain" or "Anastasia"

Souper Sundays - Fall & Winter 2021 - Kathy Tomlanovich & Julie Bosustow

Holiday Decorating - early December 2021 - Julie McKenzie & Elves

Holiday Social - December 2021 -

Winter Social - late January or February - Danuta Hall & _____

Happy Hours in the Garden - Fridays at 5 p.m.

COFFEES

July 14, 2021	10 am - noon	Jeanne Wong & Joyce Wittish
August		Lynne Blake & Sallie Gaines
September		Linda Thomas
October		Fran Curtis
November		Jan Swanson
December		Marie Stringer
January 2022		Joyce Wittish
February		Cecelia Perry
March		
April		
May		
June		

Committee members discussed the suggestions sheet for hosting a coffee (and keeping it simple). Danuta "advertise" for people to host.

OTHER IDEAS FOR EVENTS:

- Outdoor concert - Rosie Mortensen
- Educational Evenings
- Garden Tour - Janice Warden & Carolyn Abbott - Summer 2022?
- Wine Walk
- Beer Crawl
- Football Tailgate Party in the Clubhouse
- July 4 Parade - Jeanne Wong
- Cooking Class
- Monthly or quarterly dinner group - Jeanne Wong**

NEXT MEETING: Spring 2022 or as needed

JULY 2021
MAINTENANCE
REPORT

1. Pete Jorgensen walked the town home perimeter & believes we should treat moss sooner than later. Our 2021 budget suggested December after all leaves are gone but moss is particularly bad on north side. Suggesting Connie call schedule Glass Spray who did the treatment last time. Maybe express that treatment didn't seem to do well last year.
2. In his walk, Pete also found areas where the weeds are potential fire hazards; Connie will be coordinating with Rexus and Carol for clean up.
3. Having a difficult time trying to get fence repair bids as everyone is so busy. Still hoping to have some in time for 2022-23 budgeting.
4. Wanting to schedule for sidewalk grinding (please attached bids). * what will be happening with the cut tree stumps at the entrance of Court 7? The proposed bids include grinding near there.
5. After a search, it was discovered Sharon Piper sprayed the cracks at the entrance of Court 7 as well as one at Court 5 sidewalk so that she wouldn't trip walking to her mailbox. Because it seems costly, as well as not budgeted for this year, maybe a solution would be to find an appropriate way to mark all the potential tripping sidewalk cracks for those we can't grind this year.
6. Jim Votaw enlisted to repair retaining wall in front of 486 where a root from the street tree has traveled under the hedge into the wall, raising two of the tiles. He actually did the roots in front of the Patels...located and looked almost identical to the ones in front of the Bills. There is also one in front of Jim & Linda Thomas. PROPOSAL: have Jim Votaw do both Bills & Thomas root issues as soon as he can schedule. The root removal was \$90.00 for the one in front of Patels. CONSIDERATION: The root problem from the street trees into our retaining walls and front yards is getting worse, and a solution should be examined.
7. It is recommended to do nothing at this time for the Court 17 sign that was damaged at sometime. Jim Votaw straightened out best as possible.

Judy Van Scholten

*Julie Bosustow is away until August