

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
August 17, 2021

Board Members Present:

Don Wittish (President)
Cecilia Perry
Danuta Hall

Bob Hall (Treasurer)
Tom Boyd (Secretary)

Homeowners Attending:

Fran Curtis
Jan Gardner
Pete Jorgenson
Mary Koebrich
Lisa Marks

Marie Stringer
John Van Scholten
Linda Wergeland
Joyce Wittish
Jeanne Wong

Board President Don Wittish called the meeting to order at 7:02 pm.

Officer Reports:

Secretary's Report: Tom Boyd read the minutes from the July meeting. These were approved.

Treasurer's Report: Bob Hall read the Treasurer's report, noting some challenges in transition. There was discussion of homeowner access to expense records. It was noted that expense records are available in the Clubhouse office for homeowner review, and decided to put a note in the Newsletter to that effect.

Committee Reports:

Architectural Committee: Linda Wergeland reported on the committee's recommendations for a process to be followed in the event residents wish to change outside light fixtures. She described the rationale for this proposal, which is also detailed in an appended document Committee Chair Rosie Mortenson sent to the Board in advance of this meeting. After discussion this proposal was approved. Linda asked about the status of several lighting change proposals approved by the Architectural Committee that had already been submitted. Don Wittish noted that with the lighting issue in flux after the July meeting these had not been acted on. He thinks they are in the Clubhouse office with related documents from the previous meeting. He will locate them and follow up with the committee. It was noted that it might be possible for the Board to review and respond to these requests before the next Board meeting.

Events Committee: Fran Curtis reported on several recent events. The plastics recycling event was a success, with widespread homeowner participation and

approximately 70 lb. of plastic transported for recycling. The J. Scott winery event organized by Jeanne Wong went very well, as did a recent Court Party organized by the Bills' in Court 12. Karen Olson's high school drama troupe, the Nonstop Players, will present highlights from their production of "Singin' in the Rain" in Court 1 on 8/28. All are invited.

Maintenance Committee: Cecilia Perry read the August Maintenance Committee report (appended). Jim Votaw's bid of \$125 to repair settling of the garden shed door can be approved by Board president Don Wittish. The bid by Empire Concrete to repair all areas of sidewalk grinding was discussed. It was proposed that the bid, currently for approximately \$1645, be accepted with a cap of \$2000. This was approved by the Board.

Pete Jorgenson raised the issue of the accumulation of branches, trash, and other debris along the east and south margins of the HOA between the structures and chainlink fence. Noting that this is a fire hazard, especially during current drought conditions, he has solicited an informal bid from Marty's Complete Yard Care to clear these areas for \$5000. After discussion, next actions are for Pete to secure a formal bid from the aforementioned vendor, consult with Carol Standefer of the Landscape committee about securing a specific bid from Rexus for the work, and for Cecilia Perry to seek a third bid.

General Discussion:

-Rick Ewoniuk asked that his concerns around Reserve Fund investments raised at the 6/15/21 meeting be formally documented in the record. Toward that end, Rick agreed to have his emailed communication read into the record. Tom Boyd read that communication, which is follows: "After reviewing the June board minutes of the QR website, I am requesting a revision be made. At that meeting, I clearly stated that I would not support any investment of QR funds in any program outside of CD's without consulting our attorney and CPA. It was my position that any other investments may not be legal for us to participate in as a non profit HOA in the State of Oregon. I made the above statement and want it to be written in the official record. I believe this is necessary to reflect that this discussion happened in the event the board takes any action without consulting our attorney and CPA first, to protect the HOA from any legal missteps." It might be noted that at present Board President is awaiting word from HOA's attorney regarding current law pertaining to HOA reserve fund investments.

-A proposal for the replacement of an air conditioning compressor for # 476, approved by the Architectural Committee, was discussed. The new compressor would be larger and may need to be relocated in an area more visible to other court occupants, but options are limited. This proposal was approved.

-Mary Koebrich provided an update on revising worksheets for longterm HOA repairs and improvements (e.g., landscaping). She is working both the short term budget (General Fund) and with homeowner Joan Rawlings-Boyd on the Reserve (Fund) Study, which makes longterm expense projections.

The meeting was adjourned at 8:15 pm.