

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
January 18, 2022

Board Members Present:

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

Homeowners Attending:

Lisa Marks
Rosie Mortenson
Joyce Wittish

Board President Don Wittish called the meeting to order at 7:00 pm.

Officer Reports:

Secretary's Report: Minutes from the December meeting were read and approved.

Treasurer's Report: Bob Hall reported that Quail Run's bookkeeper has been dealing with family illness; hence, the Treasurer's Report is postponed. Once Bob receives information from the bookkeeper he will file a report in the office. He will present both this and next month's Treasurer's Report at the February board meeting.

There was discussion of the general issue of the role of Reserve and General Funds in HOA financing. It appears that some items that should have been paid from one fund have been assigned to the other. Correcting this retroactively might prove difficult. Bob plans to discuss this with the bookkeeper. Danuta Hall noted that it should be possible to make the corrections in fund-specific expenditures going forward. At a previous John VanScholten had suggested the board consider raising monthly HOA fees. He is tabling that recommendation for now. The board needs to meet with Mary Koebrich, who prepared the Reserve Study, to review work budgeted in the Reserve Study and work that may have already been done, including expenses for which ongoing maintenance may prevent the need for large capital investment. Mary has had limited availability recently, but should be able to meet with the Finance Committee in the near future.

Committee Reports:

Architectural Committee: None

Emergency Preparedness: None

Events: None

Finance Committee: None

Landscape Committee: None

Maintenance Committee: Don Wittish read an update from committee chair Judy VanScholten. Judy concurred with Don in the importance of having the overflow area drainage issue addressed as soon as possible. Judy reported she may have found someone who can do the fence repair work. Judy's update also mentioned a "walk about" in April to examine items Mary Koebrich identified in the 2022 budget as possibly needing repair.

Following up on the fencing item, John VanScholten noted that there are now potentially three bids in the works for fence repairs. Further information will follow the receipt of bids.

Following up on the overflow area drainage issue, Don Wittish reported Peterson Plumbing had worked on the problem for about an hour, cleaning about 10 feet of debris (mostly bark mulch) from one pipe. Mid-State was not able to maneuver their large truck into the area, but planned to come back with a smaller truck. John VanScholten noted he had been informed by one of the drainage workers that indeed the lines do not communicate to the city's waste water system. Over the longterm, the curb needs to be raised to decrease or eliminate bark mulch from overflowing the curb and clogging the drainage system.

General Discussion:

-Don Wittish reported that Landscape Committee Chair Carol Standefer has obtained a proposal from Rexius for removal of stumps at the entry to court 7. The proposal involves collaborative work of both Rexius and Mid-State Industrial Cleaning Service. Don said he has received a verbal proposal of \$1200 total for the work. He asked the board to give him permission to accept an anticipated written proposal to that effect. This was submitted as a motion, seconded, and approved by the board.

-Decision on proposed light fixtures proposed for Court 3: All board members have had an opportunity to inspect a light of the type requested, one currently installed on Jan Gardner's patio. The sense of several board members after review of CCRs is that, following approval of proposals by the architecture Committee, final responsibility for approval of such modifications falls to the board. Rosie Mortenson, representing the Architecture Committee, reiterated the committee's commitment in any external architectural changes to maintaining a cohesive community experience. Don Wittish moved to approve this request. The motion was second and carried.

The meeting was adjourned at 7:37 pm.