

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
April 19, 2022

Board Members Present:

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

Homeowners Attending:

Teresa Ewoniuk  
Lisa Marks  
Marie Stringer  
Kathy Tomlanovich  
Joyce Wittish  
Jeanne Wong

Board President Don Wittish called the meeting to order at 7:01 pm.

**Officer Reports:**

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

Treasurer's Report: Bob Hall read the Treasurer's report. Total income for March 2022 was \$18,91873. Total expenses were \$10,400.79. Net income for the month was \$8,517.94. Total income year to date is \$53,264.63. Total expenses year to date are \$44,044.85. Net income year to date is \$9,219.78.

**Committee Reports:**

Architectural Committee: None

Emergency Preparedness: Kathy Tomlanovich prefaced her report with the announcement that she and husband Jon will be selling their home and moving to North Carolina for family-related reasons. She reported on the current status of the committee and of plans for transition to new leadership. She noted that several residents have stepped forward to support the committee's efforts. Kathy followed up on a question raised at a previous meeting regarding the Board's role in setting up a Neighborhood Care Center in the event of an emergency. She shared a draft of recommended set-up procedures to be executed by the Board: monitoring generator set-up; preparing cots, lanterns, and water supplies; coordination with medical team in caring for injured neighbors; monitoring FRS radio communications with Quail Run and HAM radio

communications with city emergency officials; and monitoring of disaster status, modifying actions in coordination with Emergency Preparedness Teams. There was a question regarding fuel source for the generator. This is propane, which has the advantage of being independent of the natural gas lines, which might be damaged or deactivated during an emergency.

Events Committee: None

Finance Committee: Treasurer Bob Hall presented a proposal for beginning to shift Reserve funds into CDs based on increasing yields in recent weeks (roughly 1.6 - 2% for 2-yr CDs). The proposal includes transferring \$27,064.87 from Reserve [Account #11, current balance \$249,367.83] into the existing Money Market account for a cash reserved of \$100,000. An additional \$100,000 would be divided equally among 2-year and 3-year CDs. Existing CDs total \$116,080.57. There was discussion around the question of whether the Reserve Fund CDs would be federally insured (a legal requirement), based in part on some wording in a published guideline to brokered CDs shared by John VanScholten. The Board was supportive of the investment strategy, pending verification that any applicable financial vehicles would be backed by the Federal Deposit Insurance Corporation (FDIC). Bob is to follow up on this and report to the Board.

Landscape Committee: None

Maintenance Committee: None

General Discussion:

- Rat problem and homeowner complaint - A homeowner reported significant expense in attempting to exterminate rats on her property. She was informed by the exterminator that if neighbors continue to put out food, the rat problem will continue. Despite several Association-wide notifications not to place food outside dwellings, two of her neighbors continue putting out food for squirrels and cats. The issue not having been resolved, complainant requested Board intervention. Board President Don Wittish read relevant CC&R Article 7, Section 7.2.h, which applies to conduct or activities that are deemed to create an annoyance or nuisance to the neighborhood. Having attempted to rectify the problem through education, the Board elected to send letters to the offending residents describing the infraction and the desired remedy. John VanScholten agreed to draft a letter to this effect.
- Situation update on #466 Covey Lane - This rented house has had a number of complaints around parking infractions, as well as law enforcement visits and investigation around domestic disturbance, and concerns around whether conditions of rental comply with Association CC&Rs. Board President Don Wittish noted that the Board has communicated with the owner regarding rental-term concerns, and the owner has been made aware of the concerns around disruptive behavior. A complaint raised shortly before and during the current meeting involved backyard marijuana



smoke impinging on neighbors, with possible health and other adverse consequences. The complainant expressed reluctance to communicate directly with the tenants around this issue, a preferred first step in conflict resolution. This issue may shortly be moot, as the owner of #466 has advised the Board of having issued a 30-day no-cause termination of rental. Ensuing discussion concerned the degree of Association oversight of conditions of lease of rental properties. The opinion was expressed that the Board should have access to rental contracts. Don Wittish noted that the Administrative Assistant has been directed to request copies of current rental contracts in order to verify compliance with the CC&Rs. Jeanne Wong expressed an interest in what would be involved in pursuing changes in rental policies, which Don noted would involve seeking Association-wide owner approval. Board member John VanScholten agreed to meet with her to review what procedures would be involved in attempting to make such a change.

- Bylaws Article 9, Records and Audits - John VanScholten said that our financial records need to be readily available for review by homeowners. His understanding from our Administrative Assistant Connie is that she does not have these records. Copies currently are distributed to President Don Wittish and Treasurer Bob Hall. Following discussion it was decided to request that our bookkeeper send these records to the Administrative Assistant as well so they will be available in the Clubhouse for review. Jeanne Wong commented that the current Treasurer's report of category income and expenses is less useful than would be a Profit and Loss statement tracking specific expenditures. She noted that earlier in her residence at Quail Run this information was available at Board meetings. The issue was discussed further but was not resolved as of this meeting.
- Architectural requests - Don asked for a Board vote on recent requests to change exterior lighting in a fashion consistent with recently approved modifications. The requests, which had been circulated via email, were approved by the Board.
- Power washing - Don Wittish said Cutting Edge had submitted a bid for power washing of the clubhouse and the fence backing now. He noted the bid was \$90 over the amount budgeted. Board member Danuta Hall reported she has received a bid for exterior cleaning of her home that was competitive with that amount. Approval was postponed pending further exploration of options for the work.

The meeting was adjourned at 8:40 pm.