

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
May 10, 2022

Board Members Present:

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

Homeowners Attending:

Pete Jorgensen  
Mike Smith  
Jan Smith  
Carol Standefer  
Jeanne Wong

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

**Officer Reports:**

Secretary's Report: Tom Boyd presented Minutes from the previous Board meeting. That meeting having been a particularly lengthy one, only those sections which a Board member or attendee requested to hear were read verbatim. The Minutes were approved.

Treasurer's Report: Treasurer Bob Hall presented this report. Total income for April 2022 was \$17,257.60. Total expenses were \$11,455.27. Net income for the month was \$5,802.33. Total income year to date is \$70,522.23 Total expenses year to date are \$55,490.12. Net income year to date is \$15,032.11. Jeanne Wong followed up an earlier request that copies of Profit and Loss statement be available to homeowners at Board meetings for review. Board President Don Wittish said he would request that our Administrative Assistant make copies of these statements for Board meetings.

**Committee Reports:**

Architectural Committee: None.

Emergency Preparedness: None.

Events Committee: Jeanne Wong presented a committee update. She has made the authorized canopy-tent purchase and the HOA now has three canopies in good working condition. She has conferred with Janice Warden, coordinator of the Garden

Walk, who has agreed to limit expenses for this event to \$350 or less. Though precise expenses for the previous July 4th Parade and Picnic were not readily available, Jeanne was able to make some projections. With attendance of 100, she projects expenses at approximately \$250, and is willing to work within that constraint. Those two sets of expenses would bring the Events Committee expenditures to the budgeted amount of \$600. Jeanne requested the Board add an additional \$250 to the committee's budget for the remainder of the budget year. This request was approved.

Finance Committee: Bob Hall reported on the purchase of two \$50,000 CDs from the Reserve Fund. These are brokered through AmeriTrade. One is a 2-yr CD yielding 2.85%. The other matures in three years at 3.1%. John VanScholten raised concerns around these investments. Discussion was extended, with principal concerns voiced around whether the CDs were federally insured, and whether we had previously formally voted on them. Bob had brought a copy of the prospectus describing CD terms, which included FDIC coverage up to \$250,000. The Board elected to meet separately to resolve the issue.

Landscape Committee: Carol Standefer reported on upcoming tree work. The following is her written summary of her report, per Secretary's post-meeting request: Carol reported on two bids from Sperry Tree Service. The first bid is for the cedars along I-5 where two trees need to be removed (leaning) and many need to be pruned for roof clearance. The cost for that is \$7,700. The second bid is for the pruning and removal of trees within the neighborhood. In that bid there is one tree removal recommended and lots of pruning (many of these trees have not been pruned before but have now grown to the point where they need to be pruned). That bid is for \$10,780. In addition, a request came from a homeowner after the bid was written for the removal of a sick birch. Based on the cost of the other removal, I am estimating \$400. So in total \$11,180. This is work that should be done in the next month whereas the cedars could wait. The other thing I mentioned was that Rexus was going to start pruning shrubbery away from the siding of homes more.

Board Member John Van Scholten noted that, after completion of the Reserve Study (targeted for July), it should be possible to draw some funds for longer term tree work from the Reserve Fund.

Maintenance Committee: None.

General Discussion:

- Rat problem and homeowner complaint - Owners of two homes who have been putting out food for animals and had received letters from the Board spoke on the issue. One owner stated the peanuts he puts out are for squirrels. He stated further that it is his understanding that rats dislike peanuts. Resident said he has not observed rat droppings in the areas where he puts food out. In addition, he complained that he had been contacted by telephone and that the letter he received had not been signed. Owners of another home noted that they had never consented to put out only one bowl of food and to gradually reduce the amount of food. They

cited evidence that the presence of cats has been demonstrated to serve as a deterrent to rats. The latter owners were frustrated that they had made changes to how they feed neighborhood cats and that this effort was not acknowledged. Extended discussion followed, around the issue of free-roaming cats having been a longstanding one in this high-density residential area. For the time-being, the Board consented to a trial of time-limited and closely monitored feeding.

- Allowable parking time on Covey Lane - John VanScholten asked whether it might be possible to extend the allowed parking time for guests at a household event from two to four hours. It was clarified that the two-hour street parking limit applies to that household residents. Visitors attending such an event are not so limited, but may not park overnight.

The meeting was adjourned at approximately 8:40 pm.