

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
June 21, 2022

Board Members Present:

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

Homeowners Attending:

Donna Sampson
Lisa Marks
Janice Wardan
Joyce Wittish
Jeanne Wong

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

Officer Reports:

Secretary's Report: Reading of the full Minutes from the May meeting was deferred by acclamation. Excerpts were read by the Secretary at participants' request in the context of a given topic.

Treasurer's Report: Bob Hall read the Treasurer's Report. Total income for May 2022 was \$17,375.91. Total expenses were \$14,344.27. Net income for the month was \$3031.64. Total income year to date is \$87,898.14. Total expenses year to date are \$69,834.39. Net income year to date is \$18,063.75.

Committee Reports:

Architectural Committee: The board formally approved architectural requests for an HVAC system for residences #505 and #441, and for a retractable awning for #462.

Emergency Preparedness: None.

Events Committee: Jeanne Wong reported she has been tracking RSVPs for the July 4th event. Thus far she has received 30 confirmations. She views 50 attendees as the minimum for a successful event. Informal contacts with residents planning to attend but not confirmed suggests that minimum will likely be exceeded.

Finance Committee: The proposal to purchase CDs in the total amount of \$100,000 presented by Bob Hall at the May meeting was formally approved in a 4-to-1 vote, Board member John Van Scholten dissenting.

Landscape Committee: None.

Maintenance Committee: Don Wittish shared two bids for power washing the Clubhouse and that area's fence. After discussion it was proposed to contract with EasyGo Pro for the cleaning of the Clubhouse (\$399) and to have Jim Votaw clean the fence (\$90). This proposal was approved.

General Discussion:

- Proposed sign-out sheet for canopies. Jeanne Wong gave a rationale for a proposed sign-out sheet for canopies, a draft of which she had previously provided to the Board. She noted that it has been difficult to track usage of the canopies in the absence of a formal system for checking them out. She said this has caused problems on occasion, citing for example an instance in which a homeowner held an outdoor event and had to purchase a canopy because one of the canopies owned by the HOA at that time could not be located. There was extended discussion regarding the canopy that has been erected in the garden area over the summers since the beginning of the COVID-19 pandemic. The consequences of this discussion in terms of action were as follows: 1) A canopy will not be maintained in the garden area for summer Happy Hours. These Friday afternoon events will be moved on a trial basis to the Clubhouse porch and lawn, using available shade from trees and the porch. President Don Wittish will advise Donna Nixon to include this change in the Newsletter. 2) Don expressed support in principle for a sign-out sheet. The Board will review and potentially revise the draft.
- Proposed online schedule of Clubhouse reservations. Janice Warden presented a system (available from Google Calendar) that allows for online access to a calendar showing Clubhouse availability. She described the system and utilized a portable computer to demonstrate a similar system that she implemented for the Altair recreation club. She estimated that the cost in having this system fine-tuned to fit our needs would be in the \$25-\$50 range. In discussion the system received support generally. The consensus was of preference initially for a system that 1) does not require individual passwords; 2) that does not include personal, financial or other information of a potentially sensitive nature; and 3) that is "read-only," meaning changes to the calendar can be made only by a few individuals. Janice proposed that those persons be our Administrative Assistant Connie Bracy (who has expressed interest in such a system), Donna Nixon (who manages the Newsletter calendar), and Janice. It was proposed that we give this system a trial, with the noted provisos, and this proposal was approved by the Board.
- Tom Boyd reported a communication from a neighbor regarding a stray cat that had been frequenting her yard and had become approachable. She noted that the cat did

not appear in good health. She said a friend of hers had taken the cat to a veterinarian to verify it did not have microchip identification. She also had the animal examined, as it did not appear healthy. The vet diagnosed Feline Immunodeficiency Virus (FIV). The friend, who does not reside in Quail Run, has elected to assume care for the cat. In light of the fact that this cat had been in the neighborhood for some time, and that FIV is communicable under certain circumstances, this neighbor asked if the community's cat owners could be advised. After brief discussion, it was decided to place an alert in the upcoming Newsletter and to send out an email alert as well.

The meeting was adjourned at 8:05 pm.