

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
September 20, 2022

Board Members Present:

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

Homeowners Attending:

Lynn Blake  
Michael Dane  
Morley Hegstrom  
Julie McKenzie  
Judy Van Scholten  
Jeanne Wong

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

**Officer Reports:**

Secretary's Report: A copy of Minutes had previously been distributed to the Board for review and comment. Tom Boyd summarized topics covered in the previous meeting. There was a request to read the item involving proposed affiliation with the Homeowners Association of Oregon. This was read, with brief ensuing discussion, primarily by way of clarification.

Treasurer's Report: Bob Hall read the Treasurer's Report. Total income for the month was \$17,169.84. Total expenses were \$11,433.41. Net income for the month was \$5,736.43. Total income year to date is \$140,090.99. Total expenses year to date are \$135,538.27. Net income year to date is \$4,552.72.

**Committee Reports:**

Architectural Committee: None

Emergency Preparedness: Board Member Danuta Hall read a report from the committee chair Steve Cooney. Briefly, participation in a city-wide drill was limited to a post-exercise briefing, as the city's assigned ham radio operator was not available at the time of the drill. In an addendum Steve noted the name of the team will be changed from Search and Rescue Team to Damage Assessment Team, consistent with its

purpose and how it is identified by the Emergency Communication system. Full text of Steve's report is appended.

Events Committee: Jeanne Wong briefly reviewed the Fourth of July and Garden Walk events, both of which were well-attended (95 persons registered for the Fourth event). In view of having had to scramble for seating at the last minute, she is submitting a request for \$2447.20 for the purchase of additional tables and chairs. These funds would be added to the General Fund budget for the coming year.

An attendee questioned why handyman Jim Votaw had been hired to clean the Clubhouse grill after one of these events, a chore typically the responsibility of parties using it. Jeanne said that cleaning the grill had initially been overlooked after the busy Fourth of July event. She noted that the committee had sufficient funds budgeted to cover the \$20 cleaning cost. Going forward, this is what the committee hopes to do for HOA-wide events involving the grill, and there was no opposition to this proposal.

Finance Committee: The Finance Committee met on 9/19/22 to develop a plan for investing a portion of funds from our SELCO saving account into CDs, given at the current significantly higher rates of return at the present time. Bob provided a summary of this proposal based on the unanimous recommendation of the Finance Committee. The proposal was discussed briefly and then approved by the Board. Subsequent to the meeting Bob provided a written synopsis of the proposal: ~~We~~ bought a ladder of 5 short-term CDs ranging from 3 months to 18 months with yields of 3.444.% to 4.10%. We also bought a 3 yr. at 4.346%; a 4 yr. at 4.295% and a 5 yr. at 4.3% with a total of \$200,000 being invested. The 5 short-term CDs are for \$10,000 each and the 3,4, and 5 yr. CDs were at \$50,000 each. These are in addition to two \$50,000 CDs purchased in May, 2022, one for 2 yr. and one for 3yr.+

On a separate topic having been addressed by the committee, it was noted that the Association has not raised monthly dues in the past 7 years. It was recommended unanimously by the Finance Committee that Association dues be raised in an amount corresponding to the past year's increase in the Cost-of-Living Index (approximately 8%). After some discussion this was put to a vote and approved by the Board. The Association will be advised by letter of this impending change.

Landscape Committee: None.

Maintenance Committee: Co-Chair Judy Van Scholten followed up on a communication to the Board that she and co-chair Julie Busustow will be stepping aside as co-chairs of this committee. After having initially agreed to chair the Maintenance Committee for one year, they served for two years. Judy expressed concerns around the scope of work involved on this committee as the HOA ages and moves from a focus on a maintenance to repair. Extended discussion of the maintenance and infrastructure needs of the Association ensued, including questions around what determines which repairs are paid by the HOA vs. an individual homeowner. Alternative models for accomplishing this work were considered, including hiring a dedicated maintenance manager; having the committee work in a more supervisory role of assigning individual projects to willing homeowners; and having the committee continue as is. After further discussion, Judy

agreed to present on the Maintenance Committee at the next Souper Sunday, and to put out a call to the Association for person willing either to join the committee or to take on a specific maintenance project.

General Discussion:

- Bill for Reserve Fund Update - Board President Don Wittish provided an update. \$700 had been allocated for this update. The actual cost was \$550. This expenditure was approved by the Board.
- Change in rules for lengths of rentals - Jeanne Wong had communicated concerns around the number of Quail Run residences being rented. She noted that, with rentals permitted for as short a period as two months, her court of residence could theoretically have a dozen different rental occupants within a year. The challenges associated with an increasing number of rentals were discussed in some detail. Among these concerns were additional administrative costs involved in keeping resident information updated, potential adverse impact on mortgage insurance with an increased percentage of renters, lack of involvement of renters and non-resident owners in the voluntary roles and duties that are expected of Quail Run residents, and loss of a sense of community that accompanies frequent residential turnover. Several ways of addressing the situation were discussed, including increasing the minimum term of rental to 12 months, capping the percentage of allowable rentals, and levying fees to renting owners reflecting the increased administrative costs associated with the more rapid turnover of rental properties. Jeanne Wong, Michael Dane, and Lynn Blake agreed to generate a proposal of recommended changes in regard to residences operated as rentals, to include the requirement that copies of rental agreements/leases be provided to the Administrative Assistant to hold on file.

The meeting was adjourned at 8:30 pm.