

QUAIL RUN HOMEOWNERS ASSOCIATION
GENERAL HOMEOWNER MEETING
October 18, 2022

Board Members Present:

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

Homeowners Attending:

Bob Bills
Bernie Bjornstad
Tom Boyd
Pam Dane
Michael Dane
Will Ettl
Linda Frison
Julia Girod
Bob Hall
Danuta Hall
Morley Hegstrom
Ralph Holt
Pete Jorgensen
Bill Mallonee
Lisa Marks
Julie McKenzie
Donna Nixon
Cecilia Perry
Joan Rawlings-Boyd
Donna Sampson
Carol Standefer
Betsy Shepard
John Van Scholten
Judy Van Scholten
Linda Wergeland
Lisa Wilson
Linda Witt
Jeanne Wong
Roger Wong
Don Wittish

Board President Don Wittish called the meeting to order at 7:05 pm. He asked Danuta Hall to announce the results of the HOA Board Member election. Elected to the Board for the coming two-year term were Michael Dane and Tom Boyd.

Officer Reports:

Secretary's Report: Tom Boyd reviewed topics covered. Per an attendee's request, an item addressing change in rules for lengths of rentals was read. The minutes were approved.

Treasurer's Report: Treasurer Bob Hall read the report. Total income for the month was \$18,027.17. Total expenses were \$17,612.69. Net income for the month was \$414.48. Total income year to date is \$158,118.16. Total expenses year to date are \$153,150.96. Net income year to date is \$4,967.20.

Committee Reports:

Architectural Committee: None

Emergency Preparedness: None

Events Committee: Jeanne Wong reviewed events held during the summer and early fall, including the 4th of July Parade and Picnic, the Garden Walk, and the resumption of Souper Sundays. These will be held monthly on the first Sunday during the fall and winter, with the exception of December, at which time the annual Holiday Party will be held. Wanda Kautz will be coordinating this event, with Julie McKenzie heading up decorations. Jeanne noted that the committee had exceeded its budget for the year, in part because of the great number of residents attending events. The committee will be submitting a larger budget for the coming year.

Finance Committee: The committee met and has decided to review fund budgets separately, starting with the Reserve Fund. Their rationale is the importance of knowing each account is covering its expenses on its own. He noted that Bob Hall's approach of investing some assets of the Reserve Fund in brokered CDs has increased income by over \$11,000. The committee plans to complete this portion of the review in about a week.

Bob Hall finds that our HOA insurance mentions two common buildings, rather than just the Clubhouse. He will be in contact with the insurance company.

John Van Scholten advised that monthly fees will be going up next year by 8%, corresponding to changes in the Consumer Price Index. He noted the HOA has not increased fees in roughly a decade, in part reflecting prior boards' careful management of General Fund expenditures. The Board will send a letter advising homeowners of this increase.

John noted that we will be securing outside services to conduct the Reserve Fund Study in 2023.

Landscape Committee: Chair Carol Standefer provided an overview of the committee's activities in this and recent years. We are in the process of a 5-year renovation of courts. Courts 1-10 have been completed, Courts 7-10 having been completed in Spring 2022. Work on Courts 11-14 is anticipated for Spring 2023, and on Courts 15-17 in 2024.

She noted that Rexius had cut fees 20% for the remainder of 2022 because of a staffing shortage. Of late they have started to build up staff and are beginning to catch up on work. Carol encouraged homeowners to contact her by email (not by text) regarding work requests rather than approaching Rexius workers directly.

Carol noted that bark mulch will be deposited this winter, the cost being less at that time. There was a request that the HOA be advised in advance of this work. Carol said she can attempt to do this, but this work requires dry weather and for that reason is difficult to anticipate.

Lawn strips in front of some homes continue to be an issue. They are labor-intensive for Rexius, and require more frequent watering than most plantings. Though they are in the common area,

Carol noted some residents are strongly opposed to having the lawn strips in front of their residences replaced.

Carol said that the Rexus contract will be amended to include weed removal in the sound wall area, and possibly blackberries encroaching on the garden area. Ensuing discussion noted that these vines originate from adjacent city property and should be the city's responsibility.

Tree pruning is planned for early June. Carol reported she continues to be concerned about the number of diseased birches, especially some large specimens in owners' yards. She plans to follow up with the affected homeowners.

Maintenance Committee:

Judy Van Scholten made this report, noting that she and Julie Busustow will be stepping down at the end of the month after a term that extended to two years (they had initially committed to one year). She said the job of the Maintenance Committee has gotten more challenging as Quail Run ages, and that we may need to look at different ways of distributing the workload. She broached several ideas as potential alternatives to reconstituting the committee in its present form:

-Rather than have a committee per se, a coordinator might look at work items due based on the Reserve Fund Study, and solicit individual households to take on oversight of a particular project.

-Hire an individual or firm to take on maintenance obligations. What this might cost would require research.

Danuta Hall mentioned that she is open to serving on the Maintenance Committee at the end of her term on the Board. However, there remains a need for committee leadership in the interim. The Board will send out a letter soliciting members for the Maintenance Committee.

General Discussion:

- A proposal to trim the English Laurel along the north border of the Clubhouse area had previously been reviewed by Board members. A motion to accept this bid was approved.
- Jeanne expressed thanks to the Board for its work, noting that dealing with homeowners' concerns can be challenging at times. She expressed special thanks to Bob Hall for having stepped in at a time of need and serving capably as Treasurer.

The meeting was adjourned at approximately 8:15pm.

The Quail Run Board's Organizational Meeting was held immediately following the General Meeting. It was decided that Don Wittish and Tom Boyd would continue in their roles as President and Secretary, respectively. Michael Dane will serve in the role of Treasurer. Danuta Hall and John Van Scholten will continue to serve as At-Large members.