

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
November 15, 2022

Board Members Present:

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

Excused absent: Michael Dane (Treasurer)

Homeowners Attending:

Bob Hall
Bill Mallonee
Lisa Marks
Jeanne Wong

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

Officer Reports:

Secretary's Report: Tom Boyd read section headings of the Minutes from the October 18 General Meeting and offered attendees the opportunity to have sections of interest read. None were requested. The Board, having previously reviewed the Minutes, approved them.

Treasurer's Report: In Michael Dane's absence John Van Scholten presented the Treasurer's Report. Details can be found in the Profit and Loss (P&L) statement to be appended and separately distributed to homeowners. After discussion of the format of the P&L statement, it was resolved to include four entry columns in these reports: budgeted and actual expenses both Year-to-Date and for the previous month.

Committee Reports:

Architectural Committee: None

Emergency Preparedness: None

Events Committee: Jeanne Wong noted there will be no Souper Sunday in December, the Holiday Party constituting the main event for the coming month. For that event the clubhouse will be decorated 11/29 by Julie McKenzie and helpers. The party will occur on 12/4 and will be organized by Wanda Kautz. Marie Stringer stepped in to host a coffee on 11/10, and plans to host another on 12/14. Jeanne reported that committee

spending was over budget for 2022, adding that some equipment had needed to be replaced. There was excellent attendance at events, which was welcomed, but also entailed additional expense. She will propose a larger budget for the coming year.

Finance Committee: None.

Landscape Committee: None.

Maintenance Committee: None.

General Discussion:

- 2023 Budget. This topic generated extended discussion, summarized as follows:
 - Copies of a specimen of an alternative format for the Budget spreadsheet generated by Michael Dane were shared by John Van Scholten. This format separates expenditures allocated to the General Fund from those of the Reserve Fund. On this topic, it was noted that some of the categories listed under the Reserve Fund (e.g., Weed control) appeared to represent ongoing maintenance more appropriate to the General Fund. The general change in format was approved. John will look into shifting categories involving ongoing maintenance from the Reserve into the General Fund.
 - Bill Mallonee followed up on a recent email to the Board regarding the increase in household Annual Assessments (dues paid in monthly installments). The current monthly fees are \$160, with \$115 allocated to the General Fund and \$45 to Reserve. From his reading of the CC&Rs and recollection of an attorney consultation around 2014, the Board is permitted to make annual increases in the General Fund corresponding to one of the Cost-of-Living indices. However, Bill's reading of the relevant CC&R Article 8.5, suggested that increasing the Reserve Fund portion requires approval of owners. He acknowledged the wording of the article is somewhat internally contradictory. Following discussion it was decided to increase the General Fund allocation by \$10 for now, and to revisit the Reserve Fund allocation issue after review of the coming year's Reserve Fund study. A letter will be sent to homeowners advising of the monthly increase.
 - President Don Wittish shared a letter from an owner with questions regarding the dues increase. As there was some confusion as to the issues addressed, it was suggested that this owner be encouraged to address those concerns in a Board meeting.
- Insurance Coverage (Soundwall description) - Old Business. Having partially reviewed the issue of whether the sound wall can be treated as a separate Lot, John Van Scholten reported his understanding that a description of the insured structure's location is sufficient for coverage. That was the original recommendation of the insuring company, which indeed has since paid a claim involving that portion of the property. Jeanne Wong offered to review the insurance contract and provide it to the Board, and John plans to follow up with the insurance agent.

- Bill Mallonee proposed that approved Board Meeting Minutes be distributed to owners via email. It was proposed to include P&L statements in these emailings, and the Board approved these changes.
- Bill Mallonee raised the question of whether more than one member of a household should be able to serve as a voting member. In prefacing this he noted that the CC&Rs make several of references to the allotment of one vote per Lot (household). He emphasized that raising this point was not intended to reflect on the recent constitution of the Board (a vacant Treasurer position had been filled on an interim basis by a Board member's spouse possessing requisite financial skills). Upon discussion the Board approved a motion that, going forward, the Board would have only one member from a given Lot (household).
- Jeanne Wong asked about the status of the online Clubhouse calendar. President Don Wittish's understanding is that this remains in process, will follow up with our Administrative Assistant.
- Jeanne Wong asked if we had heard from legal representation regarding the proposed change in rental policy. Don noted that the attorney has not yet gotten back in touch.

The meeting was adjourned at 8:15 pm.