

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

Board Members Present:

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

Homeowners Attending:

Connie Bracy (Administrative Assistant)
Bob Hall
Pete Jorgensen
Bill Mallonee
Lisa Marks

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

Officer Reports:

Secretary's Report: Tom Boyd listed the topics covered and asked if there were any topics that attendees wanted read in detail. There were not. Minutes having previously been reviewed by the Board, they were approved.

Treasurer's Report: Michael Dane asked to defer his report to the discussion of the 2023 budget.

Committee Reports:

Architectural Committee: None

Emergency Preparedness: None

Events Committee: None

Finance Committee: None

Landscape Committee: None

Maintenance Committee: None

New/Old Business:

- 2023 Budget - Michael Dane reviewed the itemized budget and projected balance for the current year and the proposed budget for 2023. Michael projects a year-end negative balance in the General Fund of \$856. For the Reserve Fund, income minus expenses for the year is projected to produce a positive balance of \$603. John Van Scholten asked that Minutes clarify that the increase of \$10 in monthly dues (General Fund) is based on a 9.1% in the Consumer Price Index.

Michael noted that it will likely be necessary to ask homeowners for an increase in funds allocated to the Reserve Fund in the coming year. Extended discussion ensued, including the scope of the upcoming 2023 Reserve Study, a revisiting of prior discussions of Board's scope in changes to General and Reserve Funds. John Van Scholten expressed formal disagreement with the Board's previous decision to wait until the new year to review the 2023 Reserve Study prior to recommending an increase in funds allocated to the Reserve Fund to homeowners for their vote.

Incidental discussion clarified that Reserve Fund specification of timelines for replacement of durable items (e.g., clubhouse refrigerator) are viewed as projections based on expected life rather than a mandate to replace items enter or not they remain functional.

- Insurance Coverage (Soundwall Description) - After brief review it was decided that evidence of insurance coverage is adequate and no further action is required.

- CC&R Changes proposed for rentals - The correspondence from our attorney was read by Don Wittish. The attorney did not see legal problems in implementing the changes proposed, but noted possible inconvenience to owners renting on a longterm basis. Ensuing discussion focused primarily on the minimum term of rental (one year per the proposal). The alternative of 9 months was proposed, based on the academic year. It was noted that this minimum might inconvenience owners who spend up to half the year elsewhere and rent during their absence; hence, a minimum rental period of 6 months was proposed. Michael Dane was directed to ask the ad-hoc committee to review our proposal so that a property owner would not be adversely impacted if a renter moved out in the middle of a year.

- SELCO account access for bookkeeper - Our bookkeeper Kathy Wilger has thus far needed to use Treasurer Michael Dane's login credentials to access the account. Michael noted that this requires him to confirm authenticity when the bookkeeper accesses the account. In addition, it is not possible after-the-fact to determine whether he or she accessed the account. He requested that the bookkeeper be allowed independent access to the account. After brief discussion this was approved by the Board.

- Rexius Landscaping Proposal for 2023 - The Board had previously reviewed Rexius' proposal for services to be provided in 2023. Rexius advised of the need to increase the bid by 8% to \$67,452. This proposal was discussed and approved.

- Glass Tree Care Bid - This bid was for \$6351.30, including a 10% discount for prepayment by 1/31/2023. This bid was approved, Treasurer Michael Dane noting that payment would be made just after the first of the year.

The meeting was adjourned at 8:00 pm.