

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
May 16, 2023

Board Members Present:

Don Wittish (President)
Michael Dane (Treasurer)
Tom Boyd (Secretary)
Danuta Hall
Lisa Marks

Homeowners Attending:

Bob Hall
Bill Mallonee

Board President Don Wittish called the meeting to order at 7:02 pm.

Officer Reports

Secretary's Report: Tom Boyd listed the topics addressed at the previous meeting and asked if there was interest in hearing minutes from any topic in detail. There was not. The minutes were approved by the Board. An attendee noted that Minutes from this year have not been posted on the website. President Don Wittish commented that he and our Administrative Assistant are working with our volunteer website manager to facilitate getting this information onto the website.

Treasurer's Report: Michael Dane made the Treasurer's Report. Current assets in the General Fund total \$45,521. Current assets in the Reserve Fund total \$509,148. A Profit & Loss statement for the January-April Quarter is available in the Administrative Office. Michael touched on the Aging Summary in detail. One household with a large outstanding balance had received a letter from the Board requesting prompt payment and citing potential financial consequences. That balance has been paid. There are a number of remaining accounts in arrears, the highest at present owing \$310 and most in the \$10-30 range. Michael reported our Administrative Assistant is making steady progress in working with owners to bring accounts into balance.

Committee Reports

Architectural Committee: None

Emergency Preparedness: None. Tom Boyd noted that it has been a number of months since receiving a report from this committee. He agreed to follow up with the committee chair to request an update.

Events Committee: None

Finance Committee: None

Landscape Committee: None

Maintenance Committee: None

New/Old Business

- Architectural Request for #529/Silvis. This request was for updated exterior lighting using the same type of fixtures that have been approved by the Architectural Committee and Board on several previous occasions. This request was approved by the Board.
- Bill Mallonee spoke at some length on the current vote to amend the Bylaws, the prior vote to amend the CC&Rs to limit the number of rentals within a given 12-month period, and concerns that the Board be fully informed of legal requirements affecting HOA governance. Specifically, he noted that his reading of Oregon Public Law regarding Real Property Development (ORS 94.590) states that a “declaration may be amended only with the approval of owners representing at least 75 percent of the total votes in the planned community or any larger percentage specified in the declaration.” By his reading, “total votes” means total number of residences in the community (107). Bill noted that in his past experience as a Quail Run resident and Board member the 75% of all residences (viz., “lots”) criterion has been followed. The March 2023 vote to change the CC&R term of rental produced 59 Yes votes, representing 55% of the total possible votes in the community. President Don Wittish noted that the Board had sought legal counsel around both votes and that this concern had not been raised by our attorney. Nevertheless, it was decided to hold off on any actions regarding either vote until further legal consultation on the matter of ORS 94.590 and the interpretation of the “total votes” phrasing. Don agreed to draft a communication to homeowners regarding this issue.
- On the subject of legal requirements and the large body of requirements and guidelines for HOA Boards, Tom Boyd referred to late Board member John VanScholten’s request in the August 17, 2022 meeting that the Board apply membership and representation at meetings and trainings offered by the Oregon Homeowners Association, a possibility he and Don Wittish had explored. It was John’s understanding that the organization not only provides education on topics important to HOA governance and operation but is also available to members for consultation on specific issues. In that meeting Don Wittish had proposed that we budget for membership for the coming year (2023) and that motion passed. In the current meeting, Board members Michael Dane and Lisa Marks expressed willingness to be member representatives to the Oregon HOA.

The meeting was adjourned at 7:58 pm.