

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
January 17, 2023

Board Members Present:

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

Homeowners Attending:

Lynn Blake  
Bob Hall  
Pete Jorgensen  
Lisa Marks  
Jeanne Wong

Board President Don Wittish called the meeting to order at 7:03 pm. He acknowledged the unfortunate recent passing of John Van Scholten, long-time Quail Run resident. At the time of his death John served as an at-large member of the Board, and had devoted time in particular to financial matters both on the Board and on the Finance Committee.

**Officer Reports**

Secretary's Report: Tom Boyd read the topics covered in the 12/20/22 meeting. He elected to read in full the item CCR Changes Proposed for Rentals, which had undergone revision after initial review by the Board. Attendee Jeanne Wong noted that she and ad-hoc committee member Lynn Blake would be following up on this topic later in the meeting. Minutes were approved by the Board.

Treasurer's Report: Michael Dane made the Treasurer's Report. He referred to a written Cash and Investment Summary, copies of which are distributed to homeowners. Copies were available to attendees for review during the meeting. Highlights included the note that Rexius had reduced expenses by \$10,000 for the year because of staffing shortages, something on which the Association cannot count in the coming year. There was discussion of the Reserve Account, which will likely need to be increased, requiring a vote of homeowners. The on-site Reserve Study in 2023 should help in determining changes needed in the Reserve Fund allocation.

A \$10,000 CD is maturing and will need to be reinvested. Consistent with the previously decided plan of staggering the maturity of these investments, this short-term CD will be rolled over into a 5-year CD. President Don Wittish, former Treasurer Bob Hall, and current Treasurer Michael Dane will work with AmeriTrade to execute this rollover and transfer signing status from Bob to Michael.

## **Committee Reports**

Architectural Committee: None

Emergency Preparedness: None

Events Committee: Chair Jeanne Wong reported no Souper Sunday or Coffee events will be held in January. These will resume in February.

Finance Committee: None

Landscape Committee: None

Maintenance Committee: None

## **New/Old Business**

- Rexus proposal for stone application along overflow parking fence: Discussion addressed the reason for the proposal (tendency for mulch to wash into the alley and drains), the interlocking nature of the gravel to be used, and the expected durability of the modification. Rexus would reduce its overall mulching bid by \$1400 because mulching would not be needed in this area. With an adjustment in areas to be mulched that has already been made, Treasurer Micheal Dane commented that there should be sufficient funds in the budget category to cover this expense. Discussion involved a question regarding the depth of the gravel and the recommendation of placing plastic garden cloth below the gravel to reduce weed growth. It was decided that more information was needed regarding gravel depth and garden cloth possibility before voting on the bid.
- CCR Changes Proposed for Rentals: Jeanne Wong reported on work of the ad-hoc committee formed to address this question. She reviewed the current 60-day minimum rental period and associated problems. The committee is proposing that one rental tenant be permitted per property within a 12-month period, with duration of a rental agreement between 60 days and 12 months. After discussion, it was decided to fine-tune the wording of the proposed changes for submission to the Board for action, possibly in the interim between this and the February 2023 meeting. Pending approval, the next step would be submitting the proposed change to homeowners for a vote.

The meeting was adjourned at 8:10 pm.