

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
March 21, 2023

Board Members Present:

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

Homeowners Attending:

Bob Hall  
Jeanne Wong

Board President Don Wittish called the meeting to order at 7:01 pm.

**Officer Reports**

**Secretary's Report:** The Board having reviewed the Minutes; full reading was deferred. There was a request to have the Landscape Committee section read. Minutes were approved.

**Treasurer's Report:** Michael Dane reviewed budget status. He plans to talk with bookkeeper Kathy Wilger around two budget expenditures are being reported. An attendee raised a question regarding the amount in the budget allocated for Events Committee. That amount has been raised to \$1500. There was discussion of whether the Reserve Fund allocation needs to be raised. Board President Don Wittish noted the Board had decided that any decisions in this regard will be addressed once we have received the new Reserve Study.

**Committee Reports**

Architectural Committee: None

Emergency Preparedness: None

Events Committee: None

Finance Committee: None

Landscape Committee: None

Maintenance Committee: None

**New/Old Business**

- Rexius proposal for mulching. Danuta Hall mentioned that, although the Board had elected for pre-emergent spraying for weeds rather than landscape fabric, there was no mention of this in Rexius bid. Don Wittish expressed his understanding that Rexius intends to do that spraying. The mulching bid was \$2783 for the street and \$960 for the clubhouse. Had the Board elected to mulch all courts that would have cost \$11,560. Don Wittish read an email from townhouse owner Bill Mallonee in opposition to not mulching the courts this year. He argued the cost to mulch courts will likely increase if delayed, and that Rexius will incur additional work in controlling weeds. Bill offered to mulch his own townhome area if the HOA would reimburse mulch costs. After some discussion among the Board and attendees, it was decided not to pursue reimbursement for individual mulching at this time. The mulching proposal was formally approved.
- CCR change in rental policy. The process thus far was reviewed by Jeanne Wong, who participated in a work group on this matter beginning last September. Steps remaining include recording the CCR change with the city, drafting enforcement wording for the Bylaws, and implementation. The wording change for minimum rental period remains to be made (see below this section). Don has sent the new CCR wording to our attorney and has communicated the question of whether that change needs to be recorded with the city before implementing. Once that change is made, it will need to be entered into the Documents section of the Quail Run website. Don Wittish read the proposed change to Bylaws, which is as follows: %A copy of each

lease and the Quail Run rental form must be filed with the Quail Run HOA office. The fee to file the lessee information form with the HOA is \$25 per change. An owner may only rent their property ONCE [ to be replaced with %a a 12 month period+] for a period of 60. 365 days. No rentals less than 60 days are allowed and no more than one rental per 12 month period [is] allowed. Failure to file lessee information per Lot will incur a \$100 fine for each failure to inform HOA of lessee information change.+Don noted that rules and Bylaws may be changed by the Board, and that this information needs to be filed with the city as well. The Board plans to meet separately to address wording of Bylaws and implementation of the changes noted above.

- Architectural request #523. A request submitted through the Architectural Committee to change the color of shutters from red to black and to install entry stair rails consistent with HOA standards was approved.
- Memorial bench. Michael Dane noted that we now have possession of the memorial bench for former resident Nick Busustow. He inquired after a place to store the bench until a dedication ceremony at a later date. Don Wittish suggested storing it in the overflow parking area shed.
- Water pressure valve failure. Michael Dane followed up on a residents question regarding failing water flow regulation valves in several of the homes near the south end of the HOA. After brief discussion Don Wittish noted that issues with a residence utilities need to be addressed by the homeowner with that utility, in this case EWEB. Micheal Dane, having been approached initially on this issue, agreed to follow up.
- Homeowners feeding cats. Michael Dane reported on the issue of a homeowners garage door having being left open to feed cats beyond the agreed-upon time and duration on multiple occasions. Michael contacted the owner, who was amenable to the Board request for compliance.
- Perimeter cleanup effort. Tom Boyd noted that there is an accumulation of trash in the vicinity of the HOA property line, primarily along the paved paths to the east and south. Of particular concern is detritus from an abandoned homeless encampment bordering the northeast corner of the development. Some discussion ensued, including concerns about possible hazardous material and how safely to remove that. Jeanne Wong noted that in the past the Parks & Recreation Department had provided training and cleanup assistance. Tom Boyd plans to follow up initially with Connie, who may have some experience in working with the city around trash on city property. Followup may involve contacting Eugene Parks & Recreation for guidance.
- Reported use of clubhouse for commercial activity. An attendee reported she had heard that a housemate of an HOA owner has been scheduling the clubhouse for fee-based language instruction. Commercial activities are not allowed in the clubhouse, and any clubhouse activities need to have the homeowner who reserved the clubhouse present. Don agreed to follow up on this matter.
- Parking congestion on street near north entry. A homeowner noted that a number of cars are parked along the street several nights a week for a clubhouse activity. With so many cars She said it was her understanding that when four or more cars are involved, the event requires someone supervising parking, with visiting vehicles to be parked in the outside and overflow parking areas. [By way of clarification, subsequent review of the clubhouse reservation form indicated that designated parking supervision is required for events involving 10 or more cars]. Tom Boyd agreed to follow up with Connie to ask the homeowner to assure compliance with the car limit and to encourage parking off the street to expedite street access to passenger and service vehicles.

The meeting was adjourned at 8:05 pm.