

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
April 11, 2023

Board Members Present:

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

Homeowners Attending:

Julia Girod  
Bob Hall  
Bill Mallonnee  
Carol Standefer

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

**Officer Reports**

Secretary's Report: Tom Boyd read the topics covered at the previous meeting and asked if Board or attendees wanted to hear any topic detailed. An attendee asked to have the item "parking congestion on street near north entry" read. This was done, with ensuing brief discussion. Minutes were approved.

Treasurer's Report: Treasurer Michael Dane touched on information provided in spreadsheet format. He said generally the financials are looking good. There is 4-year CD maturing valued at \$29,300 which will need to be reinvested. Bob Hall agreed to assist in that process.

Micheal noted that there is approximately \$7000 in delinquent monthly fees. Most of these deficits are in the range \$170 or less, in some cases representing issues of timing of deposit or failure to adjust automatic payments to the recent \$10 monthly increase. Several, however, are substantially greater, including one instance in which a homeowner has not responded to requests to make delinquent payments. Based on extended discussion there was a consensus to track payments more closely and take the steps necessary to ensure timely payment. There was attendee input specifically regarding the importance of applying those fines indicated by our CCRs and applying them consistently. The plan is for Michael to discuss the situation with our administrative assistant and to review our guidelines regarding enforcement in this regard.

**Committee Reports**

Architectural, Emergency Preparedness, Events, and Finance Committees,  
Maintenance Committee: None.

Landscape Committee: Chair Carol Standefer gave a verbal report. Renovation of Courts 11-14 is now underway. The plan for next year is to renovate the remainder of courtyards and the overflow area. Carol brought up for discussion the recurring contract with Glass Spray Service for spraying of arborvitae for pests. She noted that there is not an apparent difference in the health of these shrubs in sprayed areas and areas not accessible for spraying. There was discussion of the possibility of discontinuing this spraying, or at least trying that approach out. It was decided that Carol would follow up with Glass Spraying for input on this matter.

### **New/Old Business**

- Rexius Proposal for Courts 11, 12, 13. This proposal was formally approved by the Board.
- Quail Run Overflow Parking Security - Citing safety and security concerns (including recent thefts of catalytic converters from vehicles parked along the west overflow parking area), attendee Carol Standefer asked the Board to consider installing lighting along that corridor. This request and associated concerns was discussed, including some possible lighting options. One idea offered was that of asking the Eugene Police Department for input on how the HOA might make that area safer. President Don Wittish proposed an ad-hoc committee to look at options for safety/security enhancements. It was decided to have an email communication sent out describing the situation and soliciting homeowner interest.
- Perimeter Cleanup Effort - Tom Boyd reported that since bringing up this proposal at the last meeting he had spoken with our administrative assistant, who agreed to contact the city in regard to a large pile of trash near the northeast corner of the HOA property. Since the previous meeting that area has been cleared largely of trash. Tom has met on the site with a city employee involved with parks and volunteer support to look at another littered area in the vicinity of the junction of the Garden Way Path and the Bardell connector path. The employee voiced support for this effort and offered to provide garbage bags, heavy duty work gloves, and "trash stickers," tools for collecting litter with minimal physical contact. He also provided guidance on trash involving possible hazards and how to report that. Trash collected would be left in a designated area for later collection by Parks staff. Tom plans to follow up in May with an e-blast identifying a date and time for the activity and soliciting volunteers.

The meeting was adjourned at 7:52 pm.