

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
June 27, 2023

Board Members Present:

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

Homeowners Attending:

Lynn Blake
Peter Blake
Will Etting
Bob Hall
Pam Hinckley
Bill Mallonee
Carol Standefer
Jeanne Wong

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 attendees who wanted a topic read aloud. An attendee asked if one of the topics would be addressed further in this meeting, which was the case.

Treasurer's Report: Michael Dane made the Treasurer's Report. He plans to prepare a budget projection for the remainder of the year to be presented at next month's meeting.
Former Events Chair Jeanne Wong noted that the budget listed for Events Committee was \$375. She said she had requested \$1500 for the committee. Funds had been approved separately for the purchase of additional chairs and tables. Michael was not Treasurer at the time of that action. Tom Boyd commented that the furniture purchase may have been earmarked for a separate budget, that of the Reserve Fund. Michael plans to review Minutes from the previous year to see if that is the case.
Bob Hall noted that the amount of \$15,189 in Accounts Receivable seems high. Michael reported that there are a number of owners who are behind in monthly assessments, some of whom have not adjusted scheduled payments from \$160 to \$170 per month. Our Administrative Assistant has been following up with these owners, and it was noted that we have the option of fining delinquent owners.

Committee Reports

Architectural Committee: None

Emergency Preparedness: None

Events Committee: Past Chair Jeanne Wong reported that Karen Olson has agreed to chair this committee. Jeanne noted that no one stepped forward to organize the 4th of July parade. The possibility of holding this event on an every-other-year basis, alternating with the Garden Tour, was discussed.

Finance Committee: None

Landscape Committee: Chair Carol Standefer reported on a number of items. Of particular concern, Eugene Water and Electric Board (EWEB) has determined that we are utilizing a much larger volume of water than we should be. This appears to involve leakage in the irrigation system. Rexius, who provide irrigation service to the common areas, is unfortunately experiencing an irrigation staff shortage. Though some of the problem has been addressed and the loss reduced by about two thirds, there is still leakage of approximately 1000 gallons/day. The largest source of leakage is likely in the main line, for which Rexius needs to hire a firm that does leak detection. Carol noted that the staff contact around this issue has been slow to respond, which has caused some frustration not only for her but also for Rexius staff assigned to Quail Run.

Carol said that we continue to struggle with tree growth along the street pushing up pavement. The landscaping trees and shrubs selected at initial development grew quickly, but tend to have root systems near the surface that are problematic for sidewalks and paving as they mature. Those along the east side of the street become entangled with the gas line, causing additional challenges to removal and replacement. There was further discussion of the street tree issue, including how best to go about the process of replacing them with younger specimens more suited to the development. President Don Wittish argued for a gradual approach, replacing trees or small groups of trees as they come problematic. Carol was to get input from Sperry Tree Care regarding recommended approaches for dealing with this issue over the long term. The question arose as to whether Quail Run's insurance might be able to help with these repairs. Don commented that he thought this was unlikely. [After the conclusion of the meeting, Treasurer Michael Dane noted that he needs to consult with our insurance company on another matter and will check to see if there might be coverage for irrigation system repairs.]

Carol reported that the approved pruning has been done by Sperry Tree Care. This does not include work needed on the sound wall side of the HOA. She received a bid of approximately \$4000 for pruning of limbs encroaching on the sound wall and removal of dead trees. This bid will be reviewed by the Board.

There was a brief discussion of the advantages of choosing native and drought tolerant plants when replacement is needed. Carol noted that Sperry is taking these issues into account when replacing trees.

Carol noted that a homeowner expressed the desire to have a tree in front of her house removed, citing leaf litter as a problem. After brief discussion, it was clarified that trees and other plantings in the common areas are under the jurisdiction of the HOA.

Maintenance Committee: None

New/Old Business

- Discussion of the status of proposed change to Quail Run's By-laws and CC&Rs: Don Wittish reported that in discussion with our attorney he had been informed that state regulations for planned communities require an affirmative vote of 75% or more of all homeowners in order to change CC&Rs. The number of votes in favor of the change did not meet that criterion. An attendee debated the criterion, stating that such information was not in the CC&Rs, which was at odds with the recollections of another attendee and two Board members. Concern was expressed by an attendee that our CC&Rs might be in conflict with state guidelines. The Board will follow up in clarifying whether the CC&Rs are consistent with Oregon regulations. After clarifying this issue the Board will send a letter to homeowners clarifying the CC&R issue and vote.
- Posting of Board Minutes to our website: Board member Lisa Marks noted that webmaster Janice Warden had said that it would be an easy matter to post the Minutes, and there was some question of confusion between her role and that of the Administrative Assistant in carrying this out. Don Wittish planned to follow up with both parties to facilitate the process.
- Status of joining an HOA association: Board member Lisa Marks reported that this is in process, and currently she has an application form from the Oregon Homeowners Association. She will work with Michael Dane, the other Board member anticipating joining the Board, in completing the application process. Michael noted he has spoken with the treasurer of another local HOA and endorsed the value of the information received and of being able to consult with other such organizations.

- Status of Emergency Preparedness Committee: Don Wittish reported that he has received an email from the Chair advising of his resignation from that position. After discussion, it was decided to solicit potentially interested parties by email and through the Newsletter. Tom Boyd agreed to prepare this communication.
- Approval for Sperry Tree Care for trimming and tree removal: This bid, which had been reviewed by Board members in the interim since the last meeting, was formally approved.
- Addition to Agenda; Ad-hoc team looking into increased security in overflow parking. Homeowners Pam Hinckley, Carol Standefer, and Will Ettlting met with a Eugene Police Officer to inspect the overflow parking area for areas of particular concern and possible remedies. He recommended overhead lighting in the area, noting that EWEB is typically amenable to installing lights on their utility poles, of which there are four along that strip. Pam Hinckley has explored that option, and it turns out that EWEB is open to installing such lighting, working with us to direct the beams in such a way as to enhance security with the least possible intrusion of light into residences on that side of the HOA. The cost per month is \$3.52 per light, and the 3-year contract for the service includes replacement of failed bulbs. After brief discussion the Board approved moving forward on this possibility, with Pam Hinckley identified as point person. The ad-hoc group also reported that there are two areas of particular weakness from the standpoint of security: spaces in the channel along which the security gate moves at the north entrance, and an area near the south entrance that is open to a neighbor's yard outside the complex. The possibility of using anchored posts along the gate was broached, as well the possibility of adding a section of chain link fence in the unsecured area near the south entrance. Carol Standefer agreed to explore the feasibility and cost of making these changes with handyman Jim Votaw.

The meeting was adjourned at approximately 8:40 pm.