

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
July 25, 2023

Board Members Present:

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

Homeowners Attending:

Bob Bills
Will Ettling
Bob Hall
Pam Hinckley
Bill Mallonnee

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

Officer Reports

Secretary's Report: Tom Boyd read the topics from the previous meeting's minutes, Board members having already reviewed the minutes. Attendees were offered the opportunity to have topics of interest read. None being requested, the minutes were approved by the Board.

Treasurer's Report: Michael Dane made the Treasurer's Report, addressing the status of General and Reserve Funds. Michael and Bob Hall of Finance had met earlier in the week. The Finance Committee has added several members: Lynn Blake, Bob Slaughter, and Matt Svoboda. Michael followed up on a question he had raised at a previous meeting, confirming that the Board is covered for liability in the event of errors and omissions. Michael reported that he and fellow Board member Lisa Marks recently went to a presentation of the Oregon HOA Association. Although the content of the presentation was directed primarily at hired HOA managers, it nevertheless provided some useful information. In speaking to an attendee specializing in financial aspects of HOA administration, he noted feedback that Quail Run's budgeting process appears generally sound, but that it would be valuable to include detail regarding specifics of expenditures. In conversation with a banker who specializes in working with HOAs, the recommendation was made that we consider shorter term CDs in future purchases, ideally maturing no later than 12 months. This allows for flexibility in responding to fluctuating interest rates during a period of inflation and offers readier accessibility to cash when needed. The comment was offered that shorter term CDs tend to offer higher rates of return. Michael noted that the Finance Committee plans to prepare the upcoming year's budget in September.

Committee Reports

Emergency Preparedness: Attendee Bill Mallonnee passed along information from committee member Shiela Pardee that she had not received an email of the solicitation for a new committee chair. Tom Boyd had helped draft that communication. His review of emails indicated he had sent that information on July 3 to our Administrative Assistant for emailing, and to Donna

Nixon for publication in the August QR Newsletter. Apparently there has been inconsistency in HOA emails reaching all homeowners. Tom will plan to follow up.

Events Committee: President Don Wittish read the following communication from Chair Karen Olson that will be included in the next QR Newsletter: "There will be an Events Committee meeting at the clubhouse on Friday, August 25th from 1–3 p.m. If anyone from Quail run would like to join us but has not yet signed up to be on this enjoyable committee, please don't hesitate to come on down! I want to thank Morley Hegstrom who has volunteered to be my co-chair for this committee. Thanks very much, Morley! We've got a great group of 'worker bees' so we are sure to have fun planning future events for our Quail run neighborhood!"

Landscape Committee: Don Wittish said that Chair Carol Standefer is awaiting word from the company contracted to detect the source(s) of additional leakage in the irrigation system. We have not yet been billed by Rexius for repair work done thus far.

New/Old Business

- Architectural request for 597 Covey Lane. Board members reviewed a request for updated lighting. This request was approved.
- Don Wittish reported he had received and signed a contract from EWEB to install six security lights on the poles along the overflow parking area. The monthly cost for the lights will be \$21.12. Installation is to be provided gratis by the utility. EWEB will advise us shortly before installation, at which time any vehicles parked near the utility poles will need to be moved. Tom Boyd will ask our Administrative Assistant to contact owners of vehicles currently parked near the poles to be prepared to move them on short notice. Don planned to contact EWEB to see if they can loan traffic cones to cordon off sections of parking close to the utility poles.
- A proposal by Sperry Tree Care for trimming and selective tree removal along the east sound wall was approved.
- It was noted that the Reserve Study contractors had met with the Board earlier on today, reviewing the general process. They were accompanied on their initial walk-through by several Board members.
- Attendee Bob Bills asked whether it might be of value to have our Administrative Assistant attend monthly Board meetings. He said several topics might have benefited from her input. Attending might also aid her in her work. There was a brief discussion of issues such as cost and travel. Don Wittish said explore feasibility with her as a first step.

The meeting was adjourned at 7:53 pm