

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

Board Members Present: Michael Dane (President); Bob Hall (Treasurer); Tom Boyd (Secretary); Wanda Kautz

Homeowners Attending: Pam Hinckley; Vicki Silverthorne; Carol Standefer; Linda Thomas. Also present was Dan David, a neighbor from Lindley Lane.
Board President Michael Dane called the meeting to order at 7:00 pm.

Officer Reports

Secretary's Report: Tom Boyd announced the topics covered in the October meeting and asked if there were areas that attendees wished to have read in full. There were not. The Board, having previously reviewed the Minutes, were approved.

Treasurer's Report: Bob Hall made the Treasurer's Report. He said budget planning for 2024 is 98% complete. The HOA is in good condition financially, even with an unanticipated expenditure this past summer in excess of \$15,000 for the location and repair of leaks in the irrigation system. He cited ample reserves going forward, noting copies of the most recent Profit and Loss statements were available for interested attendees. CDs have been transferred to Charles Schwab following its acquisition of TD Ameritrade. Recently one of our CDs matured and it will be reinvested, consistent with our current staggered investment approach. President Michael Dane added that the Reserve Study report is currently in the process of being printed. We should have that soon.

Committee Reports

Architectural Committee: A request for installation of a heat pump at 459 Covey Lane was approved.

Emergency Preparedness: Linda Thomas reported for this committee. The committee held a meeting with Court Captains on 11/19/23. Linda provided a written copy of the agenda for that meeting, appended to this document. The committee is working on a system that would alert HOA members electronically in the event of an emergency requiring possible evacuation. Michael Dane raised the question of how we would open the gate in the event of an emergency involving an electrical outage. This will need follow up.

[Gate codes don't work for visitors with area codes other than 541. Should this side issue that came up be included in Minutes? Not aware of any identified action]

Events Committee: None

Finance Committee: None

Landscape Committee: Carol Standefer reported for this committee. She share Rexius' proposed contract for landscape maintenance. After discussion this contract was approved. Rexius' proposal to replace boxwood and arborvitae shrubs taken out for water leak repair was also discussed and approved. Carol mentioned a need to develop a plan moving forward to remove trees with roots impinging on sidewalks. She noted a resident Court 1 would like to have large tree in front of house removed. Carol asked if there either was or needed to be a formal process for this. After some discussion it was proposed the homeowner bring this request to the board for review. Consideration of such a request would likely involve inspection of the tree by Carol and representatives from the Board.

Maintenance Committee: Michael reported informally on an outstanding item being addressed by the committee. The back fence running along the overflow parking area needs cleaning. Homeowner Bernie Bjornstad has expressed willingness to head up a volunteer effort, with the HOA paying for rental of power washing equipment. Michael Dane noted that this item has been included in the 2024 budget. Proceeding with this action was approved.

New/Old Business

- Cost of remainder of water leak repair: See Treasurer's Report above.
- Bids for power washing of overflow shed and west side "back" fence: See Maintenance Committee above.
- Overflow area security light to be installed by EWEB: Carol Standefer and Pam Hinckley, who had served on this work group, reported that the lights installed were not positioned or shielded as they had been led to believe in discussion with the Eugene Water and Electric Board (EWEB). Some HOA homeowners find the lighting intrusive. In addition, Lindley Lane resident Dan David, whose home borders on the HOA, provided a written complaint (appended) and spoke at the meeting. He noted that the light from the lamps is extremely intrusive and appears to him to be in violation of Eugene city code. He said the lights chosen by EWEB are unlikely to be satisfactory, regardless of how positioned. Mr. David suggested we consider alternate lighting fixtures, and plan to inspect other examples of area lighting before making a decision. Carol Standefer noted that security in the overflow parking area remains a priority. Parenthetically, it was noted that we will need to update EWEB regarding the HOA's Responsible Party (RP) for the purpose of payment and contact.

- Light shields to be installed on streetlamps adjacent to residences: Tom Boyd reported that light shields for the 10 street lamps along Covey Lane are in the process of being ordered.

The meeting was adjourned at approximately 8:10 pm.



Court Captains Meeting Agenda

Sunday, November 19, 2023

- Introductions:
 - ✚ Name, Courtyard, how long in Quail Run, Emergency Planning Experience
 - ✚ One idea or priority for the year ahead
- Review of Court Captain responsibilities (handout)
- Changes in Eugene Emergency Management, Eugene Springfield CERT programs
 - ✚ Map Your Neighborhood Discontinued
 - ✚ Damage Assessment Teams (handout)
 - ✚ Online CERT (Community Emergency Response Team) Training
- Where we are now/current plan (handout)
- Training opportunities
 - ✚ GMRS and HAM radio training
 - ✚ CERT training (Google Eugene-Springfield CERT)
- The year ahead
 - ✚ Spring Community-wide Emergency Drill
 - ✚ Supplies inventory, generator check
 - ✚ summary of our ideas
- How you can help
 - ✚ Get to know your Courtyard neighbors; information forms
 - ✚ Planning and preparation for Spring Emergency Drill
 - ✚ Damage Assessment Team/CERT training
 - ✚ Radio training
 - ✚ Generator team
- Questions

Quail Run Homeowners Association

435 Covey Lane

Eugene, OR 97401

Don Wettish, President

We need your understanding and help with the parking lot lighting you recently had EWEB install on our common property line.

We very much understand your concerns and needs for additional safety and security for your parking area. As your neighbors on this common border, we have and will always do all we can to help you secure this area.

However, the lighting chosen, and as installed is very intrusive unto our properties back yards.

It is just completely unacceptable

EWEB policy on private property lighting service states that Eugene Code 9.6725 on light pollution, light trespass and glare shall be followed.

The policy states clearly that parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and not to cause glare or direct illumination onto adjacent properties or streets.

The way that the lights were installed on the poles, on angles other than 90 degrees to the property line cause a great direct glare and illumination to the adjacent properties.

The afterthought shields made for these lamps to try to control the light pollution only work minimally when the lamps are installed on a 90-degree angle to the property line.

They do not work at all to prevent the light trespass onto the adjacent properties when installed as they are.

At the height that the lamps are installed it is even doubtful that the shields, as designed would provide the necessary result to prevent the lights illumination and glare trespass.

It would appear that the shields would need to be redesigned to be of a U shape with possibly further depth to accomplish the required result necessary to meet Code requirements.

Even with major changes to the installation and shields I have my doubts that the lights will provide the desired results.

I would think that the lights can't be very pleasant to some of your homeowners as well.

I know that the chosen lighting plan was by far the least costly solution, however it is not the best.

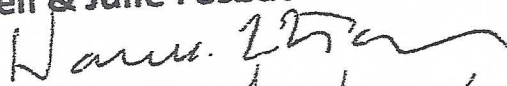
The great character of your community, and the way you all care for it is not reflected by this cheap attempt to light your parking area.

We ask that you show us the respect to turn the system off immediately until it no longer invades our privacy as the Code requires.

Dan David 525 Lindley Lane 541 729-8435

 11-21-23

Darrrell & Julie Fosback 519 Lindley Lane 541 912-3181

 11-21-23
