

QUAIL RUN HOMEOWNERS' ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
September 19, 2023

Board Members Present: Don Wittish (President), Michael Dane (Treasurer), Tom Boyd (Secretary)

Homeowners Attending: Bernie Bjornstad, Sue Boyce, Hung-Yun Chu, Will Ettling, Bob Hall, Shiela Pardee, Cecilia Perry, Betsy Shepard, Carol Standefer, Matt Svoboda, Jeanne Wong

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

Officer Reports

Secretary's Report: Tom Boyd read topic headings from the August meeting's Minutes, asking if attendees wanted any of those topics read in full. None did. Minutes were approved.

Treasurer's Report: Michael Dane made the Treasurer's Report, reviewing the current status of budget. He stated that the Financial Committee will be convened to review a change in ownership of AmeriTrade, through whom we have been managing funds. Ameritrade was acquired by Charles Schwab. Michael provided a graph of the Eugene Water and Electric Board bill, broken down according to base fees and electric and water usage. He noted that water accounts for a large portion of this expense. He touched on potential means of cutting water costs. There was some extended discussion of water use in the garden plot area, which is not metered separately. Most but not all the garden plots use drip irrigation to limit waste. The idea was raised of requiring drip irrigation in these plots.

Committee Reports

Architectural Committee: None

Emergency Preparedness: Shiela Pardee reported that she, Linda Thomas, and Dawn Susuico, will co-lead this committee. Shiela is in the process of ascertaining who are the current court captains. The new committee has not yet met, but Shiela is hoping to hold a court captain meeting in November. A city-wide Emergency Preparedness event focused on communications will be occurring on October 21st, with plans for Quail Run to participate. The committee plans monthly updates, and hopes to hold an Emergency Preparedness event in the spring. Board President Don Wittish thanked Shiela for taking the lead in organizing this important committee.

Events Committee: President Don Wittish read Karen Olson's report from the recent meeting of the Events Committee. A description of upcoming events will appear in the October Quail Run Newsletter.

Finance Committee: None

Landscape Committee: Carol Standefer gave an update on the substantial water leak the HOA has been experiencing. EWEB had contacted the HOA in June regarding a striking uptick in water usage. Rexius was delayed in responding to Carol's request to investigate because of a staffing shortage. When they were able to get out, two leaks were quickly located and fixed. Unfortunately, leakage continues. Rexius recommended a leak detection company, which subsequently attempted colored-gas testing. This company has been unable to locate a problem, noting that construction of our irrigation system construction in one main line makes it difficult to isolate an area of leakage. They recommended dividing the main line into 9 segments. Rexius has started on that project, but has found it more challenging than anticipated. Several sections have been completed, but the next section in the overflow parking lot will require more extensive digging, with Rexius estimating an additional cost of \$5000. Treasurer Michael Dane noted that the leak is estimated at 1000 gallons per day. After brief discussion attending board members unanimously approved decision to authorize the additional \$500 expense was approved unanimously by.

Maintenance Committee: None

New/Old Business

- EWEB security lighting. We are nearing the end of the 8-10 week back-order period before the shields were anticipated to arrive. Don Wittish said he is waiting for EWEB to call when they are ready to install the lighting and shields, He will plan to call to follow up if he does not hear from EWEB soon.
- Streetlamp shields. Based on discussion at the previous board meeting, Tom Boyd had been authorized to trial a light shield in the streetlamp at his home to block some of the light on the house. He has since ordered, received, and installed that light with the assistance of Jim Votaw. The shield was effective in blocking much of the light on the house without restricting light on the sidewalk or street. After a brief discussion it was decided that Tom will follow up with the Architecture Committee about the possibility of installing light shields in the HOA streetlamps.
- Tom Boyd brought up an issue that had been raised by another homeowner with a garden plot. She noted that all her cherry tomatoes had disappeared overnight recently. She had overheard someone in the garden commenting that the plots were part of a "community garden" with produce freely available to all. Jeanne Wong reported that she too had experienced unexplained disappearance of her tomatoes, and Tom Boyd cited a similar experience. Cecilia Perry, who has also had both vegetables and flowers taken, volunteered to have signs printed for plots stating, "If you didn't plant it, don't pick it." Attendee Carol Standefer suggested the additional step of an item in the upcoming newsletter informing residents that garden produce is not available for community consumption without the gardener's permission.
- Attendee Jeanne Wong shared her understanding that the new renter moving into #414 would like to install a ramp at the front entry. She expressed opposition, noting that such a ramp would necessarily block the sidewalk. She said that a ramp could be built for access through the garage, something that at least one other homeowner has done. There was brief discussion of whether the Americans with Disabilities Act (ADA) might apply, and whether legal consultation might be indicated. At this point Don Wittish plans to have our Administrative Assistant, who will be meeting with the new tenant to review HOA guidelines and procedures, inform them of the process for making structural changes to common areas.

The meeting was adjourned at 7:56 pm.