

QUAIL RUN HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
October 24, 2023

Board Members Present: Don Wittish (President); Michael Dane (Treasurer); Tom Boyd (Secretary); Danuta Hall; Lisa Marks

Homeowners Attending: Bernie Bjornstad; Will Ettlting; Carol Gassman; Julia Girod; Pam Dane; Bob Hall; Mark Kautz; Wanda Kautz; Karen Lucier; Joan Rawlings-Boyd; Barb Robertson; Sandy Silverthorne; Vicki Silverthorne; Carol Standefer; Dawn Susuico; Judy VanScholten; Bill Wacknov; Linda Wergeland; Linda Witt; Jeanne Wong; Roger Wong

Board President Don Wittish called the meeting to order at 7:00 pm.

Officer Reports

Secretary's Report: The Minutes from the September meeting having been previously reviewed by Board Members, the Secretary listed the items covered. There were no requests to have items read verbatim. Minutes were approved.

Treasurer's Report: Michael Dane made the Treasurer's Report. Michael has recruited some new members for the Finance Committee, which will be meeting to generate the 2024 budget. Written budget information was distributed. Michael reported current income and expenses are within budget. The HOA currently has approximately \$400,000 invested in CDs, averaging approximately 5% yield. Michael reported he has been holding some surplus in the cash account to cover the remaining expenses associated with repair and modification of the irrigation system.

Committee Reports

Architectural Committee: None

Emergency Preparedness: Dawn Susuico reported on this committee's recent efforts. She and fellow committee members Shiela Pardee and Linda Thomas met with city employee Evan Rindy on 10/18 to review procedures for the upcoming Eugene emergency preparedness event on 10/2, and subsequently participated in that community radio communications exercise. The HOA's radios did not have sufficient signal to receive radio communications. Based on input from the exercise liaison, the committee recommended purchasing a GMRS radio, which has 5 times the range of our current devices. Purchase of a GMRS radio (\$100), backup battery case (\$13), and license (\$70) was authorized, funds for which will be included in the 2024 budget. Dawn reported the committee has emailed Court Captains to set up a meeting. They will hold a dinner meeting on 11/19 to a) discuss the Emergency Preparedness Courtyard

drill next spring, b) prepare a reminder for residents to become acquainted with neighbors, c) work with our Administrative Assistant to update forms indicating who resides at a given address, and d) distribute window signs (%HELPER vs. %OKAY) to new residents. Dawn asked if the committee could have funding for the dinner. The Emergency Preparedness Committee currently has a budget of \$190 on which the committee will be able to draw for that meeting.

Events Committee: Danuta Hall reported the committee is looking for more hosts for coffees. Interested parties should contact her. Committee member Jeanne Wong pointed out that there are extra coffee pots and cups available in Clubhouse to facilitate hosting. Danuta announced that the next Souper Sunday is 11/12.

Finance Committee: None

Landscape Committee: Carol Standefer provided an update on the irrigation leak, first identified by EWEB in late May or early June. Rexius repaired 2 leaks but leakage remained. A leak detection company was unable to isolate the cause of the leak, citing problems associated with the layout of the system. Consequently the HOA had nine new valves installed to allow for isolation of system segments, allowing location of the problem. The leak has now been repaired and the irrigation system winterized. Segmenting the system into smaller units should make it easier to pinpoint areas of leakage in the future.

Carol provided a larger perspective regarding landscaping in Quail Run and her recommendations. She suggested the Board consider removing the small strips of lawn in front of some street houses. These are difficult to maintain and require more water than other planting. Carol advised replacing these with drought-resistant plantings. Carol noted we are coming to the end of a 5-year plan for courtyard maintenance. She said there are trees along the street that will need removal, noting that they are destroying the sidewalk in places and obstructing underground lines. Carol proposed that we include funds in the upcoming budget for this work. Michael Dane suggested separating the metering for the garden area to gauge that area's usage specifically. Carol said this would likely need to wait until the spring. Lisa Marks asked what was included in the Other landscaping expense category. Carol did not have specifics on this category, but noted that from time to time miscellaneous landscaping repairs are needed. Don Wittish commented that the Miscellaneous category may not be specific to landscaping.

Carol acknowledged that it is frustrating for owners when Rexius falls behind on Common Area landscaping care. Rexius continues to struggle with staffing issues. She asked that owners communicate concerns to her directly rather than interacting with Rexius landscaping staff working on-site.

Tom Boyd proposed moving ahead with the process of replacing lawn strips. In discussion it was clarified that this applied only to the small strips of grass along the street, and not to lawn areas within the courtyard areas. This proposal was approved, for which the next step will be obtaining bids.

Michael Dane praised Carol's longstanding exemplary work in chairing the Landscape Committee.

Maintenance Committee: Pam Dane reported on this committee's work. A walkaround inspection earlier this year revealed only a few problem areas. Of main concern was that the back fence needs pressure washing. The overflow parking shed door frame is peeling and needs repainting. That shed roof has moss growth and needs to be cleaned. The white marks demarking parking spaces could use repainting. Pam noted that someone has driven a vehicle over the gravel along the overflow parking area, leaving deep gouges. She recognized the efforts of Bernie Bjornstand and Bill Wacknov in cleaning up one of the mailboxes. There was some discussion as to responsibility for maintenance of the mailboxes (HOA vs. USPS). Our Administrative Assistant was to procure bids for power washing the back fence and shed.

New/Old Business

- Board Election results: Bob Hall - 52 votes; Lisa Marks - 51 votes; Wanda Kautz - 15 write-in votes; Jeanne Wong and Marie Stringer - 1 write-in vote each. The top 3 candidates will serve as Board members for the coming term. There was a presentation of gifts and thanks to President Don Wittish for diligent service to the HOA over the past four years. Don thanked the Board and its new members, and offered special thanks to Administrative Assistant Connie Bracy. Thanks were also offered to outgoing Member at Large Danuta Hall.
- Light shields for street lamps: Tom Boyd had been authorized to try out a light shield and found it effective. He contacted Rosie Mortensen of the Architectural Committee for input. She noted that this modification affects the Common Area and appeared to fall under the purview of the Board. Several street residents voiced support. After discussion it was proposed to put shields in the globes of the lamps along the street. A motion to do so was approved. Tom Boyd agreed to count of streets lamps needing shields and provide ordering information to our Administrative Assistant.
- EWEB security lighting: Don Wittish provided an update. He contacted EWEB and the shields have arrived. EWEB is to contact him regarding when the work will be done.
- Defibrillator: Lisa Marks advocated for the purchase of a defibrillator of the HOA, to be located in the Clubhouse. She cited an incident in which a friend who suffered a heart attack was saved by defibrillation. Discussion was supportive; however, there was a question regarding the cost of such a device. One quote from an attendee was in the range of \$1500. Lisa agreed to research options and cost.

The meeting was adjourned at approximately 8:00 pm.