

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
January 23, 2024

Board Members Present: Michael Dane (President); Bob Hall (Treasurer); Tom Boyd (Secretary); Lisa Marks (Member-at-Large); Wanda Kautz (Member-at-Large)

Homeowners Attending: Bernie Bjornstad; Chris Bush; Joan Bush; Kathryn Fisher; Julia Girod; Danuta Hall; Pam Hinckley; Pete Jorgensen; Bill Mallonee; Rosie Mortenson; Shiela Pardee; Cecilia Perry; Melinda Plummer; Stephen Plummer; Joan Rawlings-Boyd; Carol Standefer; Linda Wergeland; Linda Witt; Don Wittish; Jeanne Wong

Board President Michael Dane called the meeting to order at 7:01 pm.

Officer Reports

Secretary's Report: Approved.

Treasurer's Report: Bob Hall made the Treasurer's Report. Details were provided in Profit & Loss summaries, copies of which are on file in the Clubhouse office. Expenses from the recent ice storm exceeded the budgeted amount. President Michael Dane asked about cash reserves for repair of ice damage. Bob Hall reported there are ample cash reserves on hand for these emergent expenses. There was a plan to contact our agent for details of coverage of damage from the storm.

Committee Reports

Architectural Committee: Co-Chair Rosie Mortenson expressed the committee's wish to achieve resolution on outstanding architectural requests around the heat pump thefts and the emergent blanket board approval of replacement, since rescinded (12/18/23). The following Architectural Requests have been approved: Cooper #483, Court 11; Lucier #481, Court 11; Bush #495, Court 9; Phillips #505, Court 7; Smith #469, Court 13. This last request (#469) went through the Architectural Committee and required 2 visits because the initial request involved placement of ducting on the outside of the house between garages. In a subsequent meeting on-site involving the homeowners, contractor, and representatives from the Architectural Committee and Board, it was decided that the heat pump would be installed in a private area of (master bedroom patio). These Architectural requests were formally approved.

Attendee Danuta Hall asked who would be responsible for repair of the damaged fence between houses. There was a brief discussion of HOA vs. homeowner responsibility for repair fo storm damage. Generally, the HOA is responsible for Common Area damage, and homeowners for damage to private residences and the portion of private yards not maintained by the HOA. By this guideline homeowners sharing the fence share responsibility for its repair.

Emergency Preparedness: Co-Chair Shiela Pardee made this committee report. With the recent ice storm a state of emergency was declared on 1/15/24. Because of the difficulty in getting around the grounds, the communication protocol was modified to reach court captains by text. One captain being away, other residents in that court stepped up. Most court captains reported within an hour, all within one day, and it was possible to account for the status of almost every residence. Shiela brought up the idea of possibly designating backup court captains in the future. Attendee Kathryn complimented the Emergency Preparedness Committee on its prompt response to the ice storm.

Early on the entry gates failed, presumably due to the buildup of ice. The decision was made to cut power to them and leave them in the open position until the ice thawed. Tom Boyd noted that they did not operate after the thaw, having gone into Entrapment mode (a safety feature). A service representative from Overhead Door examined and reactivated the gates on 1/19/24. He said that in the event of another event involving significant ice or snowfall, it would be advisable to shut down the gates and leave them open to prevent mechanical damage. Additional keys to the gate mechanism have arrived. Shiela planned to text captains to obtain a gate key from the office.

Shiela reported the committee has set a date for the Spring Emergency Preparedness Drill and Potluck: Saturday, 5/18/24. The Clubhouse is reserved, and the committee would appreciate Events Committee help in planning that event. Shiela again encouraged residents to consider participating in Eugene-Springfield Community Emergency Response Team Training. Attendee Cecilia Perry said she has participated, and found the experience intensive but educational.

Purchasing an Automated External Defibrillator (AED) had been considered at the previous Board meeting. Current status is that Board Member Lisa Marks has explored options for new and refurbished devices online. After brief discussion it was clarified that placement of such a device would be in the Clubhouse for its ready access there. In the event of a cardiac emergency at one of the residences the priority is to call 911. The Board approved expenditure of up to \$1600 for a new or refurbished AED.

Events Committee: Following up from an earlier meeting, Cecilia Perry provided an update on garden signs. She showed a model sign asking that individuals not pick produce from garden plots. She added that this does not preclude sharing of produce with the gardener's permission. This signage was approved, and the signs will be available in spring.

Tom Boyd asked whether any attendees had knowledge of when the Christmas tree would be taken down. An attendee reported Jim Votaw is planning to put the tree away. Tom Boyd agreed to follow up with Jim and to offer assistance in taking down and moving the tree into storage.

Joan Rawlings-Boyd followed up on her Master Calendar item from the December meeting, noting the importance of letting residents know that regularly scheduled Clubhouse users are required and amenable to allow exceptions for one-time events. She said she was informed by Janice Wardan, who manages the website and calendar, that there is no good way to make that information easily visible on the calendar. Joan read the following note from Janice:

“I recommend EDUCATING residents on HOW to ensure equitable access and usage of the clubhouse to all residents by

-Revising all documentation posted on the web site

-Publishing a permanent notice in the monthly newsletter

-Emailing revised forms, instructions, tutorial to all residents”

Joan said Janice is requesting Board permission to proceed on that basis. No Board member expressed opposition to this request.

Landscape Committee: Chair Carol Standefer reported that Rexius has been on-site addressing ice storm damage. Our Rexius contact Jason said that if residents put debris from their property out on Monday the 29th, the company will pick it up. Sperry Tree Service has been swamped with work following the storm, but plans to be out to remove limbs from roofs on Monday the 29th. With regard to less pressing limb breakage, Sperry will address those as time permits, hopefully in about three weeks. Carol reported that most trees in the HOA fared relatively well, probably because of ongoing care. It was suggested that we put a notice in the newsletter that residents with trees in private areas might want to contract to have larger trees trimmed. Bids to have Sperry remove trees on roof were approved. In addition, the Glass Tree Care proposal was approved.

Michael Dane reported on damage to the HOA’s chain-link fence at the northeast corner, noting he had authorized repair of this defect. In addition, we have additional bent fence, fence down, and a gap near the north and south termini of the chainlink fences where they should meet the stonework of the gates. A bid for repair of that damage was approved.

There was discussion of the trees in the Common Area behind the sound wall. Although responsibility for damage to residences lies with homeowners, several attendees expressed the opinion that the trees have grown too tall and top-heavy for safety. Carol Standefer said she will be taking a look at that situation.

An attendee reported that there is some sound wall damage, and Michael Dane agreed to pass this information along to the Maintenance Committee. It was noted that this damage might be claimable under our HOA insurance policy.

New/Old Business

- Security Lights: Pam Hinckley reported the group of residents involved are still exploring alternative solutions. In the meantime, only one of the lights remains on.
- Street lamp shields: The shields have arrived, and the initial plan was to have Jim Votaw install them on an as-requested basis. After discussion it was proposed instead to move ahead and install all the street lamps. This proposal was approved.
- Speeding on Covey Ln: Speed bumps have been proposed. Michael Dane said he had looked into the speed bump option further. He said several residents have expressed concerns about the potential for damage to low-slung vehicles, a concern he shares. He noted that the painted speed limit signs on the pavement have faded, and suggested an initial step of repainting them and possibly posting speed limit

signs. Lively discussion ensued, with mention of near accidents related to speeding, the suggestion of lowering the speed limit to 5 mph, an attendee suggestion of encouraging pedestrian users to make their presence more visible on the street, opposition from one attendee to more signage along the street, and possibly utilizing a collection service to increase fine enforcement. In terms of follow-up, Michael Dane has agreed to contact a known frequent speeder. The HOA will contract for repainting the street, and at a future meeting the Board will consider contracting with a collection service.

The meeting was adjourned at 8:38 pm.