

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
February 20, 2024

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

Homeowners Attending: Joan Rawlings-Boyd; Pam Dane; Danuta Hall; Bill Mallonee; Lisa Rope-Wilson; Linda Rockey; Jim Thomas; Linda Thomas; Judy Van Scholten; Bill Wacknov; Janice Wardan; Linda Wergeland

Meeting facilitator Wanda Kautz called the meeting to order at 7:01 pm.

Officer Reports

Secretary's Report: Topics were listed and there were no requests for elaboration. Minutes had previously been reviewed by Board members. By vote of Board members present they were approved.

Treasurer's Report: Bob Hall made the Treasurer's Report. Total income for January 2024 was \$18850. Total expenses for January were \$27,638, significantly higher than is typical, in part because of expenses related to the January 2024 ice storm. Net loss for the month was \$8,783. Detailed budget information is filed and available in the Clubhouse office. An attendee raised a question regarding the \$6382.60 spent in the category Weed Control. Bob said he did not have information on that particular category, but noted that the item is in the budget. [It might be noted that Landscape Chair Carol Standefer, typically fielding landscaping-related questions, was not in attendance].

Committee Reports

Architectural Committee: An Architectural Request for repair and relocation of a heat pump at #447 (Don Wittish) was approved.

Emergency Preparedness: None

Events Committee: Joan Rawlings-Boyd, Judy Van Scholten, and Janice Wardan reported on their work in revising the Clubhouse reservation process to ensure equitable access to use of the Clubhouse by HOA residents. Judy Van Scholten placed their work in context, drawing on her 18-year residence in Quail Run, three of which involved working in the office. Historically the emphasis was on use by residents for one-time events such as birthday celebrations, typically on weekends, with a few ongoing events. The pandemic was a factor in the changing pattern of clubhouse use, with fewer special events scheduled. Work group member Janice Wardan added that

she has reviewed the policies of some other HOAs to get a sense of how they promote equitable use of clubhouses/shared facilities.

Currently the clubhouse is booked out a number of months for several recurrent weekend events. Though it is possible to request exceptions from parties with recurrent events scheduled, there was a comment that not all residents feel comfortable in the position of making those requests, and there is some question as to how widely that option is known.

The work group provided the Board with a proposal that detailed some proposed changes to Clubhouse reservation policy, and specifically to the Clubhouse Reservation Form. The proposed changes highlight that use of the clubhouse for commercial gain is not allowed, that the Clubhouse is intended for the use of all Quail Run residents, and specifying that the disposable supplies in the kitchen are intended exclusively for HOA gatherings and not for personal use. The work group proposed that all recurring events (more than once/month) be limited to the block of time from Monday 8:00 am through Friday noon. This proposal engendered discussion, as did a proposal to limit the term of recurrent events.

There was discussion of the responsibility of cleanup after events. The reserving party is responsible for leaving the Clubhouse in the condition it was found; however, responsibility for cleaning the toilets is not mentioned specifically. It was reported that our Office Assistant has been cleaning the toilets, which is not within her scope of service. It was also noted that historically Quail Run has contracted for cleaning services for the Clubhouse on a monthly basis, but that is not currently the case. Several attendees expressed support for reinstating the monthly cleaning service.

Secretary Tom Boyd noted that the changes being suggested are significant, and proposed that a subset of the Board meet with the Clubhouse workgroup to fine-tune their proposals. After that step, the proposed changes will be sent to homeowners in an email and in the newsletter, with opportunity for input at the next Board meeting.

Finance Committee: None

Landscape Committee: The landscape replanting project for the north end residences was approved. Committee member Bill Mallonee reported that on March 7 a representative from Sperry Tree Care will examine remaining arbor issues (e.g., dangling branches) in order to be able to generate a bid for the work. Bill reported that NW Natural has sent notices to residents advising of upcoming work on residential gas meters, and asking owners to make sure that utility personnel have clear access to the meters. Bill noted that Rexus plans to trim shrubbery at those townhouses and other residences for which the gas meters are in the common area. Bill plans to advise homeowners of this impending work.

Maintenance Committee: Bill Wacknov and Pam Hinckley have done an inspection of the eastern side of the property beyond the sound wall. Committee Member Pam Dane said there are trees leaning toward the sound wall. Bill Mallonee commented that arborist work to address that issue is scheduled for 3/7/24. It was noted that some of the

fence signs are sun-faded. In addition, two of the vandalized heat pumps that have been replaced remain in the area. Attendee Pam Dane volunteered to advise President Michael Dane to send notices to the owners of those heat pumps to remove them.

New/Old Business

- Street lamp shields: Tom Boyd reported that Jim Votaw has commenced installing these.
- Speeding along Covey Lane: This item was discussed briefly, and it continues to constitute a concern. As Michael Dane has been the lead on this issue, further discussion and action was tabled until a meeting at which he would be in attendance.
- Security lights: Pam Hinckley not being in attendance, work group member Wanda Kautz reported briefly. A meeting to involve Quail Run representatives with EWEB is planned, after which the work group will report back.
- Lisa Marks reported that she has been able to obtain a refurbished defibrillator (AED) for the Clubhouse for \$750, which is well under the amount allotted. Resident Bill Wacknov has offered to install this wall unit, which has its own storage cabinet. After brief discussion, a location for mounting it on the Clubhouse wall was identified, just to the left of the fire extinguisher along the back (east) wall of the main room.
- An attendee reported frustration around vehicles being parked for extended periods in Court 6, contrary to HOA policy. A number of attendees weighed in around their concerns and some heretofore unsuccessful attempts at remedying the situation. Among the potential interventions discussed were the possibility of graduated fines and of the possibility of developing a towing policy. Another resident stated that the policies around parking of personal vehicles in courtyards and along the street have not always been enforced consistently. This issue has not been amenable to resolution thus far and will need to be revisited.

The meeting was adjourned at 8:20 pm.