

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
April 2, 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; Steve Cooney; Danuta Hall; Pam Hinckley; Pete Jorgensen; Bill Mallonee; Karen Olsen; Shiela Pardee; Cecilia Perry; Joan Rawlings-Boyd; Carol Standefer; Marie Stringer; Jim Thomas; Judy Van Scholten; Janice Wardan; Lisa Wilson; Jeanne Wong;

Board President Michael Dane called the meeting to order at 7:00 pm.

Officer Reports

Secretary's Report: Topics covered in the February meeting were read, and attendees were asked if they desired elaboration on any. None were requested. Board members had previously reviewed had an opportunity to read an comment on them the Minutes were approved. Note no meeting was held in March because of lack of a quorum.

Treasurer's Report: Bob Hall summarized information from our bookkeeper regarding delinquent monthly assessment fees. 15 of these are past due, ranging from \$30 to \$1530, with a total of \$7,940 in arrears. Extended discussion included previous practices with regard to late fees and possible remedies, the idea of emailing invoices to all homeowners regarding current and past due amounts, what constitutes a suitable grace period, clarification that this issue involves homeowners rather than renters, a suggestion that communication to owners in arrears include both telephone calls and a letter of record. An attendee noted the importance of advising homeowners in advance of any changes around billing policy.

Resolution was not achieved; however, the decision was made to have the Finance Committee meet to develop a proposal for addressing delinquent fees, to be presented at a future meeting. It was suggested that HOA homeowners be advised of the opportunity to participate in Finance Committee work on this issue.

Bob then presented the Treasurer's Report, noting that overall spending for the previous month is in line with budgeted amounts, particulars being available in a Profit & Loss report. However, he noted that a couple of Reserve Fund budget categories seem quite large (e.g., irrigation and tree work), and the question was raised whether some annual budgetary allocations may have been listed as monthly ones. President Michael Dane said there would be follow-up with the bookkeeper to clarify the amounts in the categories in question.

Committee Reports

Architectural Committee: There was no formal report; however, President Michael Dane reported he had been advised that a homeowner will be requesting approval of a project involving an exterior heating/air conditioning unit.

Emergency Preparedness: Shiela Pardee presented for the Emergency Planning Committee. There are two new courtyard captains, Ginger Conole in Court 9 and Bernie Bjornstad in Court 11. Members of the generator team met to test the generator on 3/7. They reviewed operating instructions and ran the machine for approximately 10 minutes. On 3/24 a Court Captains meeting was held in the clubhouse. Shiela demonstrated how to open the gate boxes to shut off the power, and distributed gate box keys to those captains who did not have them. At that meeting plans were made for the community-wide Emergency Preparedness Drill and potluck social. This will be held on 5/18. The drill will begin at 4:00 pm, and the potluck social will follow at 5:00. The Event Committee will be helping with the potluck social and welcome assistance with the event from the QR Board.

Lisa Marks pointed out the AED (defibrillator) that is now installed on the back wall of the Clubhouse great room. She noted that the AED has an alert sound that commences when opened. A note to this effect is taped to the device.

Events Committee: An informal workgroup's amended proposal to change Clubhouse scheduling was presented. Modification was based on input from the February meeting) was presented. There was extensive discussion regarding such issues as current and pre-Covid usage rates, ability to make last-minute schedule changes, and over the workability of the current practice of unlimited scheduling (with the understanding that regular users need to be amenable to yielding times for one-time events). Concerns were raised regarding there had been sufficient inclusion of key stakeholders (i.e. regular users). The work group was asked to continue on this initiative, including regular users and interested other homeowners in the process.

Finance Committee: None

Landscape Committee: Carol Standefer presented a Sperry tree Service bid for repair of tree damage due to storm This also included a proposal for removal of five birches along the Clubhouse walk that are affected by birch borer disease. The Board approved the portion of the word addressing storm-related damage (e.g., hanging limbs), but deferred removal of the birches. Based on input from Carol regarding the ineffectiveness of treatment for birch borer disease, these treatments will be stopped, and those trees will gradually be replaced. President Michael Dane expressed a preference for some sort of plan to stage the gradual removal and replacement of trees interfering with sidewalks and underground lines. An attendee suggested that at such time as removal of a tree is anticipated, giving residents notice regarding its pending removal would be appreciated.

Michael said he would be directing the Maintenance Committee to review need for sidewalk grinding.

Carol brought up the ongoing issue of the extra care needed for the small patches of grass fronting some street houses. She shared a proposal addressing this issue, which is roughly as follows: If homeowners are agreeable to having the lawns removed and replaced with alternate ground cover and shrubbery, the HOA would provide payment for that labor and plantings. If homeowners elect to keep lawn, they would assume responsible for maintenance of the lawn patches. There was discussion both in favor and against this proposal, with concerns that individual maintenance of facade plantings is at odds with Quail Run's policy of HOA management of the Common Area. Board Member Lisa Marks raised the concern of whether allowing owner maintenance of such areas would prevent the Board from intervening in the event that owner maintenance did not meet HOA standards. Lisa agreed to review and amend Carol's to clarify the Board's ultimate authority in regard to care and maintenance of the Common Areas.

Maintenance Committee: Michael Dane cited recent repair of the chain link fence damage and closing of 5 gaps in the fence (most near gate entries). A tree recently fell on one corner fence. He stated he has received a \$500 bid for that repair. That was approved by the Board. Michael noted that someone had cut the chain at one of the gates and removed the lock. That gate has now been secured.

New/Old Business

- Street light upgrade status. Tom Boyd reported he had received a recommendation of a handy-person, Grant Larsen, who has done work for the two HOA residents. Tom will contact Mr. Larsen to discuss the work involved and request a bid.
- Speeding on Covey Lane. Michael Dane received a bid of \$3216 from Tristate for repainting streets and signage. Based on discussion he was asked to contact Dave Strickland, a resource for this kind of work, regarding his sense of the appropriateness of the bid, and whether he might recommend other potential bidders. The option of installing speed dots was discussed briefly, and is deferred at this time.
- Security lighting in overflow parking. Pam Hinckley reported she and Wanda Kautz have met with EWEB. They have explored a couple of shielding options and are supposed to hear back from contact person Josh. The plan is to follow up with EWEB.
- Other business. Tom Boyd mentioned that there had been discussion of reinstating Clubhouse cleaning services. An attendee made the recommendation of contacting A1 Janitorial Services regarding possibly taking on this work.

The meeting was adjourned at 8:41 pm.