

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
June 18, 2024

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

Homeowners Attending: Lynn Blake; Peter Blake; Bernie Bjornstad; Ginger Bjornstad Pam Hinckley; Jim Thomas; Linda Thomas;

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

Officer Reports

Secretary's Report: Topics of the previous meeting were read. No participants asked to have sections read aloud; however, one attendee was provided a copy of the Minutes to review a section of interest. Minutes were approved.

Treasurer's Report: Bob Hall made the Treasurer's Report, giving a summary of current finances. For the period from January to May 2024, General Fund income was \$68,016, and expenses were \$68,000, with \$16 net income. Reserve Fund income was \$33,099, with expenses of \$23,256, with net income of \$9842. A Profit & Loss statement was available during the meeting, and is to be distributed to homeowners. Bob reviewed progress on the Aging Summary. At this point nearing the end of the grace period before imposition of penalties for delinquent payments, there are 7 outstanding deficits totaling \$1185.

Bob commented specifically on the landscaping costs budget item. Landscaping costs went up from \$36,500 to \$58,700 (he later noted Rexiux had provided a 25% discount the previous year because of a staffing shortage). Michael Dane cited Rexius contract amounts of \$53,132 for 2023 and \$78,600 for 2024. He mentioned the possibility of seeking other bids. There was extended discussion on this topic, with the ultimate decision to authorize a board member and community member to speak with Rexius regarding the contract amount, the services provided, some areas of concern, and whether there might be opportunities to modify services provided to reduce landscaping costs. With reference to the need for cleanup of branches and debris along the sound wall, Micheal said that work is part of Rexius' contract and is in process.

Committee Reports

Architectural Committee: Installation of a heating and air-conditioning system at # 452, previously authorized by the Board via email, was formally approved.

Emergency Preparedness: None

Events Committee: 4th of July Parade and Cookout plans (Michael Dane; Romaine Strub not being in attendance). Michael discussed some particulars of the upcoming event (e.g., motorcycles can indeed be part of the event). He noted the parade will take about 15 minutes. Residents will be asked to contribute side salads and desserts for the post-parade barbecue.

Finance Committee: None

Landscape Committee: In Carol Standefer's absence, Michael provided an update. With regard to street lawn-strip removal, Carol has said this will not begin until August. Carol will contact potentially affected homeowners regarding their wishes. Thus far two street residents have expressed a preference to retain lawn strips. Formal approval was given for the mulching bid, previously approved by the Board informally via email. See Treasurer's Report above for discussion of landscaping budget and action.

Maintenance Committee: Michael Dane reported he has not yet obtained bids for roof gutter cleanup and repair bids.

New/Old Business

- Update on clubhouse reservation - Tom Boyd reported he has drafted a revision of the Quail Run Clubhouse Regulations and Responsibilities and Clubhouse Reservation Form to reflect the new reservation procedure. He has shared that with current recurring users and the process will be implemented. Information regarding the change will be sent to homeowners via email "eBlast," and will appear in the next Newsletter.
- Tom noted that our Office Assistant has asked that the Board approve a \$75 deposit from residents for events using the Clubhouse grill, citing sponsors' frequent failure to clean it after use. The deposit would be returned after verification that the grill has been cleaned adequately after use. After brief discussion Tom's motion to add this deposit was approved.
- Welcome Committee- Linda Thomas and Vicky Silverthorne have formed an informal committee to welcome new residents and provide a gift card. She welcomed interested others to participate.
- The Event Committee and other organizers of the Garden Walk were recognized for what was a well-attended and enjoyable event.

The meeting was adjourned at 7:54 pm.