

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
April 16, 2024

Board Members Present: Michael Dane (President); Bob Hall (Treasurer); Tom Boyd (Secretary)

Homeowners Attending: Bernie Bjornstad; Kathryn Fisher; Bill Mallonee; Shiela Pardee; Judy VanScholten; Jeanne Wong

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

Officer Reports

Secretary's Report: Approved.

Treasurer's Report: Bob Hall made the Treasurer's Report and it was approved. A Profit & Loss statement for the period is provided to homeowners and is available in the Clubhouse office.

Committee Reports

Architectural Committee: The proposal for installation of a back gate at #425 was approved. The proposal to have an HVAC system installed at #517 was approved.

Emergency Preparedness: Shiela Pardee provided a written and verbal committee report, which overviewed the planned 5/18 Emergency Preparedness drill (and potluck), with a focus on Board members' roles (e.g., monitoring the larger community situation via AM/FM/NOAA radio; establishing care center in the clubhouse). She also provided a sheet listing the steps involved in setting up a neighborhood care center, and a copy of the 2023 Quail Run Emergency/Earthquake Plan. Shiela was authorized to purchase an emergency radio for monitoring AM/FM/NOAA communications. Committee member Dawn Susuico has more powerful radio which she would bring to the Clubhouse in the event of an Emergency.

Landscape Committee: Bill Mallonee reported briefly for Chair Carol Standefer, who was absent. On May 24th Sperry Tree Care will be commencing the authorized storm cleanup. Bill said he had become aware that federal money was recently approved for disaster damage. Quail Run has utilized such funds in the past and should be eligible for that assistance once it becomes available.

Maintenance Committee: President Michael Dane reported that as a result of the January ice storm, rain gutters have pulled away from south sound wall fascia. In addition, all gutters need to be cleaned out. Ryan Dempsey, who has done gutter cleaning

previously, submitted a bid of \$3680. Michael plans to pursue at least one other bid; hence, the item is tabled for now. He noted that the resident at #518 had removed part of the fence in order to move equipment out. Michael had spoken to the resident and was informed the fence was to be replaced by the evening of this meeting.

Finance Committee: The committee and a few other attendees met on 4/11, with a focus on developing a plan for addressing delinquent payment of monthly assessments. Recommendations are as follows:

1) After a grace period ending May 31, begin assessing late fees.

2) Late Fees Schedule*:

(a) 1-30 Days	\$10
(b) 31-60 Days	\$25
(c) 61-90 Days	\$50
(d) 91 Days +	\$100

(*In no case will a late fee exceed the total amount in arrears.)

This recommendation was approved by the Board.

Events Committee: None

New/Old Business

- Street Lamp Shields: "Maintain It Construction's" bid of \$530 was approved. Tom Boyd was to contact Mr. Larsen to schedule the work.
- Striping on Covey Lane: Michael Dane presented three bids, Tristate (\$3218), Western Asphalt (\$798.96), and Checkmark Painting (\$2500). The Western Asphalt bid was approved.
- Security Lighting in Overflow Parking: Michael Dane reported that EWEB had hoped to locate a demonstration light for the area, but was not able to do so. The plan is to go ahead with trial installation of an alternate approach recommended by EWEB thinks will be a more acceptable lighting system. If no EWEB lighting solutions are acceptable, Quail Run will ask for a refund for lighting expenditures.
- Grass Lawn Policy: In the absence of both Lisa Marks, Board member requesting discussion, and Landscape Chair Carol Standefer, item was tabled.
- Attendee Jeanne Wong noted that a number of the Clubhouse card tables in purchased in 2004 are in disrepair, and some need replacement. President Michael Dane asked that she present her request initially to the Events Committee.
- Invoice Implementation: Pending discussion with bookkeeper Kathy Wilger, who can provide invoicing, the hope is to start distributing monthly invoices on May 1.

The meeting was adjourned at 8:02 pm.