

Quail Run Homeowners Association
Homeowner's Meeting – November 9, 2024

QUAIL RUN HOME OWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2024

Board Members Present: Michael Dane (President), Don Wittish (Treasurer), Julia Girod (Secretary), Lisa Marks and Bob Hall (Members At Large).

Homeowners in Attendance: Bill Mallonee, Pam Hinckley, Mark Kautz, Pete Jorgensen, Barbara Robertson, Ron Robertson, Linda Witt, Kathryn Fisher, Linda Wergeland, Sharon Piper, Teresa Ewoniuk, Joan Rawlings Boyd, Tom Boyd, Marie Stringer, Lisa Wilson, Arin & Vivi Caarmack, Karen Leeson, Ari Shamash, Julie McKenzie, Judy VanScholten, Carol Standefer, Roy and Dawn Susuico, Morley Hegstrom, Greg Graziano, David Strickland, Caroline Kline, Danuta Hall, Linda Rockey, Judy Scher, Donna Nixon, and Romaine Strub

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

Officer Reports:

Secretary's Report: Julia Girod reviewed the minutes from the October 22nd meeting. She asked if any attendees wished to have the details read in full and there were no requests. The minutes had been previously reviewed by the Board; since there were no changes the minutes were approved.

Treasurer's Report: Don Wittish presented the report, summary has been provided below:

General Fund

Total Income	\$135,031.26
Total Expenses	\$159,911.59
Net Income	-\$24,880.30

Reserve Fund

Total Income	\$64,887.37
Total Expenses	\$45,471.00
Net Income	\$19,416.28

A more detailed account may be found in the Treasurer's report.

Committee Reports:

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Landscape Committee: Carol Standerfer reported that the grass was removed from 12 homes. Plants will replace the grass for these homes; however, planting will be weather dependent. Soil prep and mulching will happen soon, the estimate for that work is \$600 to \$700. Also, expecting the estimate for the 2025 mulching along Covey Lane. The price will be less if we plan for February compared to April or May.

Events Committee: Morley shared recent events and those that are upcoming. In regard to recent events, she mentioned the History Walk that took place on November 16th and asked if anyone in attendance at the meeting had the opportunity to go. Don Wittish shared his experience.

Upcoming Events:

The Non-Stop Players Concert scheduled Monday, November 25th, at 7 pm in the Clubhouse.
Quail Run Holiday Party scheduled for Sunday, December 8th 6 pm in the Clubhouse.

Maintenance Committee- Nothing to Report

Emergency Preparedness Committee – Nothing to Report

Discussion & Vote

As a result of the email that was sent earlier in the week requesting a discussion of the Monthly Assessment Increase, President Michael Dane opened the discussion with an explanation of why the increase is being requested. Michael explained dues do not cover expenses and we do not see this changing. He discussed our current profit and loss figures, where our largest expenses can be found and explained the differences between the reserve and general funds. He then provided an illustration of how specific increases will impact our current finances. He provided illustrations beginning at \$180 per month to \$200 per month.

Many of the homeowners had similar questions and concerns and these were covered in a very lively discussion. Questions were raised about the reserve fund and can money be used from this fund to cover the general fund deficit, if needed. Michael indicated this would not be recommended. They asked about some of our larger expenses and can these be reduced. Michael noted that another bid was compared for landscaping services, but that bid was higher than we pay with Rexius. The idea of a Special Assessment was also discussed as a way to cover the deficit at the end of each year. HOA fees for other neighborhoods were mentioned. Most people agreed that Quail Run's HOA fees are less in comparison, and we live in a lovely neighborhood and do not want to jeopardize what we have. It was also mentioned that we want to arrive at a monthly amount that would build some cushion, so we are not revisiting this issue next year. Therefore, it was suggested we vote on the requested increase.

The Quail Run Homeowner Association CC&Rs were amended in 2012 allowing for assessments to be increased, reduced or eliminated by a majority of votes of the owners present at any legal meeting. Since the Monthly Board Meeting in November met these criteria, it was decided to vote on raising the dues by \$30 to \$200. A \$30 increase represents a cushion of approximately \$17,000 annually assuming we

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realize similar expenses in the future compared to 2024. First by a show of hands, we determined there were 34 residences represented. Of these, 26 voted in favor of the \$30 increase. This means 76% of those in attendance support the \$30 increase, providing the majority needed to pass the increase effective January 1, 2025.

The meeting was adjourned at 8:15 pm.