

Quail Run Homeowners Association
Homeowner's Meeting – December 17, 2024

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

Homeowners in Attendance: Pete Jorgensen, Pam Dane, Joey Barnes and Alan Foley

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

Officer Reports:

Secretary's Report: The minutes had been previously reviewed by the Board; since there were no changes to the minutes Bob Hall made a motion to approve, Lisa Marks 2nd. The minutes were approved.

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

General Fund

Total Income	\$148,634.20
Total Expenses	\$182,470.09
Net Income	-\$33,835.89

Reserve Fund

Total Income	\$72,265.37
Total Expenses	\$46,961.59
Net Income	\$25,303.78

Don mentioned there was an error in the amount of \$8,679 that should have been charged to the Reserve Fund vs the General Fund for mulch. The error will be adjusted for next month's report. A more detailed account of the income and expenses may be found in the Treasurer's report.

Proposed 2025 Budget: Michael submitted the budget for 2025. The 2025 budget takes into account the \$30 increase in dues to \$200 per month for each homeowner.

General Fund

Projected Income	\$200,367
Total Expenses	\$193,222
Balance	\$7145

Reserve Fund

Total Reserve Income	\$75,030
Total Reserve Expenses	\$58,075
Balance	\$16,995

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Committee Reports:

Architectural Committee: Motion to approve the front door paint request from 589 Covey Lane, Arielle Shamash. Her color preference is red. Don made the motion to approve, Lisa 2nd. Motion approved by the Board.

Landscape Committee: Two proposals were provided by Carol Standerfer to the Board for the following work:

Proposal #1: Rexius to apply mulch along Covey Lane. The cost will be \$6422. Don made a motion to approve, Julia 2nd. The motion was approved. Work will be weather dependent.

Proposal #2: Rexius will replant those front lawns that were removed earlier this year at the cost of \$2352. The proposal does not include two homes where planting decisions still need to be made. Don made the motion to approve, Julia 2nd. The motion was approved.

Maintenance Committee- Pam Dane shared two quotes from Empire Concrete Cutting. These are potential solutions to the buckling sidewalks that have become a tripping hazard due to the tree roots that are growing above ground. One quote is for grinding in the amount of \$3890 impacting the sidewalk in front of 13 homes. The second quote is \$8650. In this bid the contractor will cut roots and replace concrete. The intent would be to try and save the trees, hoping this will fix the problem, but not kill the trees. This quote covers areas in front of 5 homes. All these homes are located along Covey Lane.

There was a lengthy discussion concerning the best way to proceed. There was concern about exposure, should someone trip and fall and be injured. The suggestion was to paint, when the weather permits, those edges where the sidewalk is raised to bring attention to the hazard. A recommendation was made to include what is being done on this topic in the upcoming newsletter. A motion was then made to move forward with the quote for \$8475. The trees that are in question in this bid present the greatest hazard and grinding will not fix the problem, therefore, this may be the only alternative, except for tree removal. \$8475 would come out of the Reserve fund. Julia made a motion to approve. Don 2nd. The motion was approved.

Glass Tree Bid:

This is an annual maintenance where lawns, shrubs, hedges and trees are sprayed. The invoice is \$7856, however, if paid before 01/31/25 there is a ten percent discount bringing the cost to \$7,070.40. Lisa made a motion to approve and pay before the deadline to receive a discount. Julia 2nd. The motion was approved. The expense will come from the General Fund.

Emergency Preparedness Committee – A report was submitted to Michael and committee plans were shared. The response drill will be in October 2025.

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New Business:

There have been 3 recent events that have damaged and or removed the perimeter fencing:

- The car crash on the East side damaged fencing
- Theft of fencing on the South side impacted 25'
- East Perimeter removed a large section due to theft in the last 48 hours.

Police reports have been filed for the first two and the most recent one will be filed soon. Insurance company notified. Most likely, we will be obligated for deductible and the rest will be covered by insurance.

Old Business:

Quail Run Clubhouse Reservation procedure was reported as having no issues.

The meeting was adjourned at 8:20 pm.