

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

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

Homeowner Attending: Ginger Connole

Board President Michael Dane called the meeting to order at 7:02 pm. He began the meeting by announcing that Don Wittish had offered to serve in the vacant at-large Board position. The Board voted to appoint him to this position.

Officer Reports

Secretary's Report: Topics covered were read and approved without request for elaboration.

Treasurer's Report: Bob Hall made the Treasurer's Report. For the General Fund, net monthly income was \$81,842. Total expenses were \$81,817, with a net loss of \$405. Reserve fund monthly income was \$38,804, against expenses of \$23,664, for a net positive balance of \$14,940. A full Profit & Loss Statement is distributed to homeowners.

There was discussion of a possible need for an increase in monthly dues, given a number of deficit months and increase in landscaping-related expenses in particular (up \$9,046 from this time in 2023). The Finance Committee is to meet on this issue, and will also discuss how best to address depreciation in our records. Depreciation, though not a budget expenditure, needs to be tracked as a tax event. There was no formal Aging report; however, this had come up informally in a conversation Tom Boyd had with our Administrative Assistant Connie. The number of delinquent accounts continues to decline. Some apparent delinquencies are an artifact of when statements are sent to homeowners. Connie said she has a plan for addressing this.

Committee Reports

Architectural Committee: Michael Dane noted his understanding that the committee is revisiting the door color options issue, and is planning to survey owners' preferences and pursue follow up with the Board in a subsequent meeting.

Emergency Preparedness: None

Events Committee:

- Parade and Cookout. Michael Dane reported that our 4th of July event was well attended and received, adding that the parade was featured in local TV news. He commended co-organizer Romaine Strub for her exemplary work in organizing the BBQ. Michael said he is hoping to have parade again next year.
- Guest Speaker Series - Bob Welch's presentation (on hiking the Pacific Crest Trail with his brother) was well attended. A speaker from UO Athletics is slated for August. The request for suggestions and ideas from Chair Karen Olsen was noted.
- Purchase of chairs for the Clubhouse has been proposed by Karen Olsen. Fire regulations allow occupancy of 68; however, the Clubhouse has only 44 chairs. She had proposed purchase of 25 chairs. After brief discussion it was proposed to order 30 chairs. This would add a small buffer for outside events, and would be well within budget at \$1631.49 (Reserve Fund). This proposal was approved by a Board vote. Michael planned to follow up with Connie.

Finance Committee: None

Landscape Committee:

- Michael Dane reported he has been in communication with Graham Landscaping toward the objective of exploring alternatives for landscape maintenance. That company plans to provide a bid, which involves a similar scope of care to that currently provided.
- Lawn removal process. Chair Carol Standefer is on vacation. Michael reported it is his understanding that work to remove lawn strips will begin in August. Per Carol's report to him, 16 owners want to keep lawn strips, the maintenance of which they will henceforward be responsible.
- There continues to be some question in regard to a tree near the south end, in which roots were pushing up paving. Those roots have been removed, but the owner still wishes to have the tree removed. Input is needed from Landscape and Maintenance Committee.
- An additional bid for tree work was received from Sperry Tree Care. After brief discussion it was determined that more information is needed from Carol Standefer, Landscape Committee Chair, before proceeding.

Maintenance Committee: None

New/Old Business

- Calendar Policy. Tom Boyd reported that the new reservation procedure is in effect, and is reflected in the reservations presently on the Master Calendar. However, a homeowner had reported recently that the revised Clubhouse Regulations & Cleanup Checklist and Clubhouse Reservation forms were not posted on the website. Tom Boyd planned to follow up with Janice Warden. [The forms have since been posted under Homeowner Resources on the Quail Run HOA website.]

- EWEB lights in overflow. Michael Dane reported this process appears stalled. The contact person at EWEB has turned installation over to Operations. We await word from EWEB.
- Garden signs. After discussion it was decided to fabricate a sign by hand and post it on a sawhorse. Michael Dane agreed to purchase a sawhorse and will look for plastic poster material. Tom Boyd agreed to prepare the sign, which will read, "If you didn't plant it, please don't pick it."
- Michael Dane observed that the overflow parking and garden fences need cleaning. He planned to obtain bids from Cutting Edge and Restore.
- Michael noted that a strip of fascia on the sound wall side of one house in Court 17 is missing. He planned to check with Graham Landscaping about bidding for that in conjunction with south sound wall gutter repair. [Post-meeting inspection with two Board members revealed that the fascia in question is on the homeowner's eave rather than the HOA-maintained sound wall.]

The meeting was adjourned at 8:15 pm.