

QUAIL RUN HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
August 20, 2024

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

Homeowners Attending: Julie Busustow; Will Ettling; Rick Ewoniuk; Teresa Ewoniuk; Dennis Girod; Julie Girod; Greg Graziano; Morley Hegstrom; Pam Hinckley; Wanda Kautz; Bill Mallonee; Julie McKenzie; Bruce Mortenson; Rosie Mortenson; Ellie Silvis; Mike Silvis; Carol Standefer; Dawn Susuico; Linda Wergeland; Jeanne Wong; Roger Wong

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

Officer Reports

Secretary's Report: Draft minutes had been reviewed in advance by the Board. Topics from the last meeting's minutes were read by Secretary Tom Boyd, and attendees were asked if they wished to hear any topics read out in full. There were no such requests. Minutes were approved.

Treasurer's Report: Bob Hall made the Treasurer's Report. Through July 2024 income was \$94,809, and expenses were \$106,572, for a net decrement of \$11,763. He noted that landscaping expenses had increased significantly, by approximately \$30,000. Utility costs have also increased (\$2300). Repairs and maintenance are down from the previous reporting period (-\$4,700). Carol Standefer noted that the change in landscaping expense in part reflects the fact Rexius had reduced the billed amount by 25% for a portion of 2023. At that time some staff had been reallocated from Quail Run to the locally sponsored World Games.

Committee Reports

Events Committee: Michael Dane made this report for Chair Karen Olson, not in attendance. The Board has authorized and identified a supplier for 30 new chairs, but have encountered difficulty in ordering them. The company supplying them requires credit card payment, and our credit card is used only for expenditures up to \$100. An attendee offered to make the credit card purchase, for which she would be reimbursed. Michael reported that Karen Olson has two new speakers lined up. Some speakers are paid honoraria, funds for which come from the Events budget.

Finance Committee: Bob Hall noted that at the July meeting the need to raise monthly assessments to keep breast of inflation had been broached. The Board is independently empowered to raise these fees up to an amount corresponding to the annual cost-of-

living increase. The Committee recommends a \$5 increase in monthly dues as of January. This proposal was approved. Notice of the increase will be sent in the fall so that homeowners can adjust scheduled automatic payments in advance.

Michael Dane noted that sending homeowners statements of monthly assessment balances has been effective in reducing delinquency. He said the amount in arrears has been reduced from about \$8000 to \$1000 or less.

Landscape Committee: Chair Carol Standefer reminded those attending that the HOA plans to discontinue maintaining lawn strips in the front common area of street home in the fall. Of the 16 properties involved, she has heard from 12 owners. Six have elected to keep those strips and will be responsible for their maintenance. The possibility of replacing the lawn strips with artificial turf has been raised. Homeowner Greg Graziano spoke in favor of this option, which he hopes to install in his street strip. A Quail Run resident since 2001, he struggled with a patch of grass in his backyard that got too much shade in places and too much sun in others. About eight years ago he replaced it with artificial turf. He noted that it looks good, has held up well, and requires minimal care. He showed "before and after" photos of his back yard, and shared a sample of the artificial turf product under consideration. Mr. Graziano has contacted an installer, who he said can offer a bid in the \$18-20 sq/ft range as a group rate. Landscape Chair Carol Standefer advocated this option. Homeowner Ellie Silvis noted that her house is in a courtyard (not one of the 16 street houses), but that she might also be interested in the artificial turf option. Michael Dane asked Carol to gauge potential interest among the affected homeowners. Tom Boyd proposed exploring allowing the artificial turf option for affected homeowners and interested courtyard homeowners, this option to be paid for by owners. This motion was approved. In response to a homeowner question regarding timing of implementation, Carol stated that exploring the new option would delay implementation of the change in responsibility for front lawn-strip care.

Michael Dane discussed a bid for landscaping work by Graham landscaping that is currently under consideration. An attendee proposed we ask the bidder for a list of customers to help in evaluating the quality of their work. He invited interested attendees to join him at the Clubhouse Thursday 7/22 to review the Graham proposal in detail relative to our current landscape care company (Rexius). Carol Standefer and Tom Boyd agreed to assist in this review.

Maintenance Committee: Michael Dane reported on the status of bids to power wash the west side of fences facing overflow parking and garden plots. He noted that the bid from Cutting Edge bid of \$1050 was \$70 less than from Revive. Homeowner Teresa Ewoniuk commented that she had worked with both contractors and found Revive's work superior, noting they use less water pressure, with the potential for less damage, a point underscored by another attendee. Michael Dane agreed to ask Revive about the possibility of lower their bid. This work is anticipated for the fall after the flowering season is over.

Architectural Committee: Co-Chair Rosie Mortenson reviewed the history of the proposal of alternate color options for front doors. This proposal was first raised in 2021, at which time the issue was tabled, with a request from the Board to survey

homeowners' interest on the matter. The committee generated a survey but did not follow up at that time. Based on a recent request to paint a front door the committee conducted the survey. Michael Dane commented that the question of whether the HOA could institute such a change was submitted to our attorney, in whose opinion the HOA has the capacity to effect such a change. Rosie reported on the results, for which there was a 57% rate of return. 46 respondents (75%) were in favor of having the option, 13 (21%) were opposed, one abstained, and one responded "fine either way." Rosie said that, based on the number of respondents supporting such an option, the Architecture Committee is proposing a formal policy change allowing the door painting option within predetermined guidelines (see addendum).

The floor was opened to discussion, with a request for brevity. Speakers' comments are paraphrased and condensed here, with an attempt to focus on key points. Homeowner Roger Wong spoke first, noting that the consistent design of Quail Run homes was a valuable feature of Quail Run in his opinion. He spoke to the value of maintaining a standard of uniformity of design and appearance, noting that this constitutes Quail Run's "brand." He said there are not many developments in our community that strive for this level of consistency. He cited concerns about paint fading, noting that when white fades, it is still white. He said that if such a change is approved, he would like to see a policy addressing maintaining such doors' appearance.

Homeowner Julie Girod spoke next. A 9-year resident, she said that what drew her to Quail Run was not the white doors, but the wonderful people who live here. She is very pleased to see younger residents and families moving in. In her opinion having a bright, cheery, and inviting neighborhood would likely appeal to a broader age range of potential home buyers.

Jeannie Wong said that when she and her husband moved here 20 years ago their title included an addendum that prohibited changes to appearance, and that this addendum was written in such a manner as to convey "in perpetuity." She said that this applied to all houses in the HOA. Michael Dane interjected that his home's title does not include such a constraint on changing the appearance of his residence. Jeanne said that making such a change with "No "plan" means no uniformity, stating that the proposed hue options are "statement" colors. If only a few doors are repainted in such a fashion, she contended, it will create a sense of discontinuity of design. She commented further that the CC&Rs in Article 6 state that Architecture Committee meetings are open to the HOA, yet she has never received an invitation to attend.

Carol Standefer remarked that not every home has shutters, and that shutters are painted different colors, suggesting that the HOA lacks absolute uniformity of appearance.

Wanda Kautz spoke next, commenting that she thought the wording of the survey was misleading. She said that paint companies like Sherwin-Williams have expertise and offer consultation in regard to paint color options. She asked if such an option had been considered. There was a comment from another attendee that some members of the Architecture Committee have professional design experience. Wanda said that if we are considering this option, maybe we need to paint all the doors, noting that homeowners have patios for personal expression, and options for individuality in porch furniture and planters in expressing their individuality.

Julia Girod spoke again, stating that there was a precedent set in 2023 in which shutter color was changed. In her view Quail Run homes are beginning to look a bit tired, and anything we can do to “spruce” them up has her support.

Dawn Susuico said that, as one of the younger Quail Run homeowners, persons of her age group typically want some color in their living setting.

Bruce Mortenson shared the observation that, if the door painting option is permissible, and if a majority of people surveyed are in support, the decision seems straightforward to him.

Dennis Girod alluded to the inevitability of change, commenting, “Change is tough.” He said that if one looks around the development, some houses are different in that they have tiled front steps, some entries have different light fixtures, and that even at this meeting another change, artificial turf, is under consideration. He noted that the plantings in front of some houses have changed over time.

Attendee discussion concluded, Board member Don Wittish stated that our Architectural Committee is not an Architectural Control Committee as is elaborated in the CC&Rs. As currently constituted, the Architectural Committee is under the oversight of the Board.

Board member Lisa Marks stated that, though, she personally does not favor the option of door-color choice, because it was the choice of most homeowners, she would vote in favor of the change. The formal vote on the proposed policy was taken, with four in favor and one abstaining (Tom Boyd). The policy was approved.

New/Old Business

- Michael Dane noted that the security lights in the overflow area are now on. He said that he has heard concern from one HOA resident about impinging light, but noted that individual said she is willing to accommodate to this change. Michael said he has not heard from neighbors on Lindley thus far.
- The change in policy regarding door color options having been approved, the pending proposal to paint the door at #453 as per the new guidelines was approved.