

QUAIL RUN HOMEOWNERS ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
September 17, 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: Lynn Blake; Joan Bush; Jan Gardner; Danuta Hall; Morley Hegstrom; Harold Leeson; Bill Mallonee; Julie McKenzie; Carol Standefer; Joni Strub; Dawn Susuico; Linda Wergeland

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

### **Officer Reports**

Secretary's Report: Tom Boyd read the topics of last meeting. There were no requests to read in full a topic from the previous meeting. Board members had previously reviewed the Minutes. They were approved.

Treasurer's Report: Bob Hall made the Treasurer's Report, noting there would be no Finance Committee report as the committee had not met since the previous Board meeting. For the General Fund, total income was \$108,073, Total Expenses were \$121,714, with Net of -\$13, 641. For the Reserve Fund, Total Income was \$50,230 and Total Expenses were \$38,134 with a Net of \$12,096. Major expense areas were Landscaping (\$34,064), Office Supplies (\$891, and Repair & Maintenance (\$3,178). An attendee asked whether the Board ever solicits competing landscaping bids. President Michael Dane responded that the board had recently obtained a competing bid from Graham Landscaping. Landscaping Chair Carol Standefer noted that Graham's initial bid was very competitive, but projected limited time and staffing demands. Several members of the Board, Carol standefer, and Bill Mallonee met with the bidder to discuss landscaping needs in vis-a-vis the bid. With additional information regarding our needs Graham submitted a revised bid that was roughly \$30,000 higher than the current contractor (Rexius). The decision was made to maintain the status quo in regard to landscape care. An attendee raised concerns as to whether the current landscape service is doing everything possible to maintain the HOA's appearance.

### **Committee Reports**

Finance Committee: None

Events Committee:

- Purchase of chairs for Clubhouse. Michael Dane reported for Chair Karen Olsen. 30 chairs were purchased this date. Black chairs were no longer available, so they were

ordered in navy blue. Michael noted that the new chairs will not stack with the chairs we currently have, and that the different color will actually facilitate stacking them separately.

- Michael reported that a video projector for the clubhouse has been purchased. The device uses HDMI inputs primarily for connecting to external devices. Other connectors can be purchased as needed.
- Speaker Series. Linda Wergeland reported for Karen Olsen. On October 2 Brad Wilson will be presenting on his recent photo shoot in Azerbaijan and the dangers and rewards of working with wild animals. On November 9 Randy Gudieka will lead a walk and a talk about the Kalapuya People. On a date to be determined, Bob Hart will present on the University of Oregon's first Science/Geology professor, Thomas Condon and his interesting family.
- Souper Sundays are starting up again in October on the second Sunday of each month.
- Danuta Hall requested volunteers to host an October coffee.

Landscape Committee: Landscape Chair Carol Standefer reported on the status of lawn-strip removal from houses along Covey Ln. She has heard from 12 of 16 of the affected owners. Seven want the strips removed, 2 want to retain and maintain them, and 3 would like artificial turf in the event that is an option. If not, those three would elect to keep their natural lawn strips. Carol said she had communicated to owners early that if she did not hear back from them, lawn strips would be replaced with other plantings, and will proceed on that basis. Committee member Bill Mallonee noted that our CC&Rs state that the HOA is responsible for maintaining front yards (in the common area). He noted that the inconsistency between the CCRs and owners' maintenance of the front lawn strips could create problems if, say, a new owner did not want to assume responsibility for their care and maintenance. There was extended discussion of the pros and cons of artificial turf, how concerns around the lawn strips arose (e.g., varying appearance in wet and dry seasons, Rexius' report of the extra time involved in maintaining the strips), whether it might be possible to do a trial of artificial turf on several lawns, and a comment that some plantings chosen to replace lawn strips are not attractive. Ultimately, a motion to disallow artificial turf on Quail Run common areas was proposed and approved (4-1). Michael Dane asked Carol Standefer to generate language specifying the care that would be required for those homeowners electing to maintain front lawn strips.

Bill Mallonee reported he had done a walking inspection with Sperry's Tree Service of the cedars and other trees growing between the sound wall and the property border fence. Some cedars are growing into the fence and some are overhanging HOA structures. Two maple trees are failing and need to be removed. Sperry noted that it is difficult to accurately gauge the time involved for this work, preferring some flexibility in regard to time and material. Sperry suggested a cost of \$4000 for one day's work, with anticipated remaining work and associated cost to be projected at the end of the first day's work. Don Wittish moved to accept Sperry's proposal with an upper limit of \$8000. This motion was seconded and approved. It was noted that this would constitute a Reserve Fund expenditure. An attendee reported that she was informed by a pest control service that rats are using overhanging branches to gain access to her

residence. Carol Standefer said she would contact Sperry's to make sure they cut trees far enough back to deter rats.

Carol Standefer noted that this year's Rexius landscaping bid of \$78,576 is unchanged from last year's. This bid was approved by a board vote.

Architectural Committee: Formal approval was given by the Board for the painting of 8 front doors for which formal requests had been made to the Architectural Committee. Committee co-chair Jan Gardner clarified the number of requests, and noted that requests to replace porch lighting had also been submitted and approved. Based on the question of an attendee, it was noted that requests to paint front doors need to be submitted on an Architectural Request Form to the Committee.

Emergency Preparedness: None

Maintenance Committee: The committee reported having done a walk-around, making particular note of what concrete repairs are needed. A question was raised regarding liability if someone trips on raised sidewalk. Michael Dane said that there is a plan to meet with a contractor on 9/19 to see what sidewalk repair needs to be done. It was noted that some houses needing power washing. Notification of this was given.

### **Other Business**

- A resident complained that owners of a Quail Run residence are leaving a garage door open for extended periods of time to set out food for cats. Michael Dane noted that recently he had sent a note asking them to abide by a dispensation for limited feeding that had previously been worked out with the Board. Another attendee brought up that the CC&Rs state that garage doors are not to be kept open, and raised the issue of consistent enforcement of HOA rules. The plan was for Board members to speak to these owners to ask them to desist in feeding cats and to not keep their garage door open.
- Michael Dane noted that a Board member (Tom Boyd) will be completing a term in October and leaving the Board. He made an appeal for homeowners to consider stepping forward to serve on the Board. Tom Boyd commented on the importance of filling this position, as failure to maintain a Board quorum can threaten an HOA's legal status. The question of whether a part-year resident could serve on the Board was raised, Quail Run having a number of such residents. It was noted that during the early phase of the Covid-19 pandemic a number of Board meetings were held remotely via the Zoom platform; hence, it should be possible to have a board member attend remotely.
- Michael Dane announced the HOA has now hired a housekeeper, a Quail Run resident. With the assistance of an external supervisor this individual has already had an opportunity to clean the Clubhouse. Improved cleanliness of the Clubhouse has been noted by a user and by Board member Tom Boyd, who inspects the premises when transporting trash and recycling bins on Mondays.

- There was a brief discussion around the difficulty in tracking down previous actions of the Board in the absence of the ability to computer search old records. This issue was raised several years ago by former Board member Rick Ewoniuk. Tom Boyd had explored options at that point, but noted that Minutes until recently were maintained only in PDF format. Attendee Dawn Susuico commented that she knows of and has access to a means of converting PDF content into searchable language content and is willing to do so. Tom Boyd will be following up with her (possibly after his tenure on the Board ends in October) to develop this search capability going forward.

The meeting was adjourned at 8:15 pm.