

Quail Run Homeowners Association
Homeowner's Meeting – January 21, 2025

Board Members Present: Don Wittish (Treasurer), Julia Girod (Secretary), and Lisa Marks (Member At Large).

Homeowners in Attendance: Tom Boyd, Bernie Bjornstad, Lisa Wilson, Cecelia Perry, Joey Barnes and Alan Foley

In Board President Michael Dane's absence Don Wittish called the meeting to order at 7:03 PM.

Officer Reports:

Secretary's Report: The minutes had been previously reviewed by the Board; since there was only one change to the minutes and the Board approved this change and the minutes Don Wittish 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 YTD	\$162,181.58
Total Expenses YTD	\$197,647.28
Net Income YTD	-\$35,465.70

Reserve Fund

Total Income YTD	\$77,802.11
Total Expenses YTD	\$47,220.59
Net Income YTD	\$30,581.52

Totals for Month of December

Total Income for December	\$19,084.12
Total Expense	\$15,486.19
Net Income	\$3,597.93

Ending Balance for 2024

General Fund	\$15,109.88
Reserve Fund	\$503,114.65
Total Checking/Savings	\$518,224.53

Committee Reports:

Nothing new to report

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Old Business:

Fence Damage: Due to recent events that have damaged and removed a portion of the perimeter fencing due to theft and an accident, Michael Dane contacted two companies for bids: Oregon Fence Company and Eugene General Construction

Two bids were requested from each company for the separate events that created the theft/damage. One due to the fence damaged by the car crash and the second one due to the theft of the fence.

Only one bid from Oregon Fence was available for review and it did not appear to match the corresponding quote from Eugene General Construction. Therefore, the decision to review and approve was tabled until the February meeting. The Board wanted to ensure the bids matched the repairs and materials. The suggestion was also made to see if something could be done to reduce the likelihood of theft.

Ability to Search Old Minutes and CC&R's using New Software: Tom Boyd wanted to provide and update the Board concerning the progress of finding software that will allow the Board Meeting Minutes and CC&R's to become searchable documents by converting to PDFs using Adobe Acrobat. Dawn Susuico has had success with converting some of the documents and will hopefully provide an update soon.

New Business:

Tom Boyd brought up a new discussion regarding the HOA News Blasts that Connie sends out via email to the residents. Evidently, due to size limitations she must send in two batches. As a result, because of the size limitations not all members are receiving the Blasts. Janice Warden is currently looking at other software options to resolve this problem.

The meeting was adjourned at 7:25 pm.