

Quail Run Homeowners Association
Homeowner's Meeting – February 18, 2025

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

Homeowners in Attendance: Janine Gordon, Karalyn Walker Sprung, Bill Mallonee, Ray Slaughter, Pete Jorgensen, Pam Hinckley, Cecelia Perry, Joey Barnes and Alan Foley

The Board meeting was called to order at 7:00 PM.

Officer Reports:

Secretary's Report: The minutes had been previously reviewed and approved by the Board. Julia offered to provide a summary if requested. Since there were no requests they stand approved.

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

General Fund

Total Income YTD	\$16 809.75
Total Expenses YTD	\$21,879.70
Net Income YTD	-\$5,069.95**

Reserve Fund

Total Income YTD	\$5,491.73
Total Expenses YTD	\$2,269.90
Net Income YTD	\$3,221.83

Totals for Month of January

Total Income for January	\$22,301.48
Total Expense	\$24,149.60
Net Income	\$-2,527.60

Ending Balance for January 2025

General Fund	\$15,163.92
Reserve Fund	\$508,427.38
Total Checking/Savings	\$523,591.30

**Negative balance due to Glass Tree contract, prepaid for 2025 in the amt of \$7,040.40

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Committee Reports:

The Landscape Committee was the only committee to provide a report. The committee chair, Carol Standefer, received a request from the new owner in #520 to have two overgrown shrubbery trees removed and replaced with azalea bushes. Rexius did not provide a formal quote but stated it would not exceed \$250. A recommendation was made to only replace one of the two trees, the one encroaching on the house. Julia made a motion to approve this recommendation, not to exceed \$250. Lisa provided the 2nd. Regarding the smaller tree it will be left as is, since it is not touching the home.

Old Business:

Fence Damage: The work has been completed.

New Business:

Perimeter Security: There was some discussion about looking at other security options for the perimeter security. Pam Hinckley looked into security cameras with varied costs and features. All appeared to be costly in comparison to the replacement of the fencing for the isolated incidents that occurred. Another homeowner suggested using a spike driven into the ground along the lower edge as a possible option. Overall, the consensus was not to move forward with one of these recommendations, due to cost.

Moss Removal and Washing of Clubhouse Roof: Received a quote from Revive Washing Pros in the amount of \$518 for this job. Since it was the most competitive bid and was under \$1000, Michael suggested we move forward since the Board President's approval is sufficient.

Dog Bite Report: Recently there was an incident where one of our residents was bit by a neighbor's dog. Both the owner of the dog in #478 and the victim, in #476 were present and discussed what happened. Additionally, the dog owner also discussed what steps have been taken to correct the action, such as the owner getting a different type of lead that limits range of motion of the dog as well as scheduling training with a professional. A discussion continued. The question was asked what our liability is as a neighborhood. There are procedures in our CC &Rs that discuss options, however, the victim went on record stating he did not want to move forward with a complaint, therefore Michael stated he wanted a "notification of the incident – no action necessary".

The meeting was adjourned at 7:40 pm.