

Quail Run Homeowners Association

Homeowner's Annual Meeting – October 21, 2025

Board Members Present: Michael Dane (President), Julia Girod (Secretary), and Lisa Marks and Bob Hall (Members at Large).

Family Residences Represented at the Meeting: Barnes, Bjornstad, Boyd, Carmack, Cooney, Dane, Elling, Fisher, Foley, Guardino, Gordon, Hall, Leeson, Lucier, Mallonee, Nixon, Pace, Piper, Rockey, Scher, Shepard, Standefer, VanScholten, Wergeland, Wilson, and Wi

The Board meeting was called to order at 7:02 PM.

Officer Reports:

Secretary's Report: The minutes have been previously reviewed by the Board. Lisa made a motion to approve, Bob made a second, the Board approved.

Treasurer's Report: Don Wiesh provided the following summary:

General Fund

Total Income YTD	\$150,548.62
Total Expenses YTD	143,938.28
Net Income YTD	6,610.34

Reserve Fund

Total Income YTD	\$62,926.55
Total Expenses YTD	50,429.09
Net Income YTD	12,497.46

Totals for Month of September

Total Income	\$25,654.61
Total Expense	22,739.38
Net Income	2,915.23

Ending Balance for September 2025

General Fund	\$17,254.88
Reserve Fund	525,965.18
Total Checking/Savings	543,220.06

Election Results:

54 households returned ballots. The following individuals were unanimously selected and introduced by Michael:

- Karen Lucier
- Holly Guardino
- Arin Carmack

Congrats and Welcome!

Quail Run Homeowners Association

Homeowner's Annual Meeting – October 21, 2025

With so many new faces in the audience Michael recommended we go around the room so everyone in attendance could introduce themselves, how long they have been residents in Quail Run, and their respective house number.

Committee Reports:

Architectural: The committee approved a new handrail for #512. Now Board approval is required. Michael reminded the committee that the handrail must match the materials and color consistent with Quail Run properties. The Board approved.

Emergency Preparedness: Sheila Pardee summarized the community wide disaster drill held on Saturday, October 18, 2025. Almost every resident was accounted for. About 40 residents attended the AED training and activities at the Club House.

Events: Souper Sunday on 10/19 was a success and well attended

Finance: Bob Hall reported on the recent earnings of the savings accounts. Now that the work has been completed on the sidewalk for this year the remaining funds from the CDs will be reinvested. The average return on the CDs was 4.48%.

Landscaping- Irrigation: In June a leak was detected under the sidewalk near the North gate. This was repaired in July. In early October a notice was received from EWEB indicating another leak. Rexus has isolated two areas of concern and has contracted with a leak detection service to identify the exact location. The hope is to have them repaired before the system is turned off for the season.

Landscaping- Landscape Plan #466: Homeowner will pay for plants and Rexus will maintain. Requires Board approval. Don made a motion, Julia 2nd, Board approved

Maintenance-Sidewalk Repair: Work has been completed by Empire and Sperry and final invoice is less than estimate.

Next – look at other trees, sidewalks and courtyards to determine what areas will need to be repaired in the future.

Maintenance- Court 3 Drainage

The Board members reviewed the facts and CCRs over emails to make the following determination: the drainage issue impacting homes #569 and #571 was the result of the builder not properly extending the drain to the street. HOA landscaping eventually did block the short drain line and cause minor flooding. Splitting the cost of repairing the downspout drainage is a fair compromise. The HOA does not assume responsibility for damage that may have occurred due to flooding from the improperly installed downspout. This is a ONE-TIME_ONLY solution on the part of the HOA. Any future extension of the downspout drain system in Court 3, is the responsibility of the homeowners.

Maintenance: #483 and #475

The Board members reviewed the facts and CCRs over emails to make the following determination: the CC&R infers that sidewalks are "common property," and thus their maintenance is the responsibility of the HOA. Additionally, the damage to the sidewalk at 475 was caused from a tree planted in the common area. The trip hazard posed by the sidewalk can be addressed by grinding of the joint of the sidewalk. The

Quail Run Homeowners Association

Homeowner's Annual Meeting – October 21, 2025

sidewalk damage done at 483 was caused by the HOA's irrigation system washing out the base soil beneath the sidewalk. Again, this appears to require a repair covered by the HOA. Repair can be made by leveling the sidewalk.

New Business: Looking for community volunteers for some of the committees including Maintenance and Finance. The following individuals volunteered their help: Bill Mallonee and Alan Foley will help with identifying maintenance needs for the perimeter fencing and sound wall areas. Will Elling volunteered to help with lights that are out in the community areas.

The meeting was adjourned at 7:39 pm