

## Quail Run Homeowners Association

### Board Meeting – November 18, 2025

**Board Members Present:** Michael Dane (President), Julia Girod (Secretary), Arin Carmack (Treasurer) and Karen Lucier (Member at Large).

**Homeowners present:** Joey Barnes, Alan Foley, Carol Standefer, and Bill Mallonee

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

#### **Officer Reports:**

**Secretary's Report:** The minutes from the October Homeowner's Annual meeting had been previously reviewed and approved via email by the Board which included departing members: Lisa Marks, Don Wilsh, and Bob Hall

**Treasurer's Report:** The numbers that were provided at the previous Board and Annual meeting contained a calculation error therefore the numbers provided to Arin, our treasurer, did not contain all expenditures through the month of October. Next month's meeting will have income and expenditures for the months of October and November.

#### **Committee Reports:**

**Finance:** Board members will be meeting on Thursday, 11/20 at 3pm in the Club House to prepare the budget for 2026.

Michael mentioned that the funds that had been previously invested in CDs need to be reinvested. Alan Foley suggested looking into Money Market Funds. He indicated he would be willing to assist the Finance Committee in the research and investment.

**Landscaping-** Carol Standefer presented the following landscaping related contracts:

**Sperry Tree Service-** Carol outlined what is covered in the quote relating to the trimming of the cedar trees in the sound wall area:

- Load reduction and removal of deadwood over path
- Load reduction on trees leaning towards path
- Increased clearance for trees over roofs
- Creation of wildlife habitat for two cedars
- Removal of large branches lying on ground along cedar grove

Bid is for time billed at \$158/hr/person. Crew of 5, estimate of 7 – 9 hours. (\$5,530 -\$7,110)

Arin made a motion to approve. Karen 2<sup>nd</sup>. Approved

**Rexus** provided 2 bids for the 2026 Contract:

#1: Maintenance for 2026 – same scope and frequency as previous contracts. Bid represents about a 7% increase over last year, in which there was no increase. \$84,076 divided into twelve payments of \$7,006.  
#2: This bid includes all of the previous but adds an additional 120 hours for the months of April – July, which are the months where the most growth takes place. The reason for this is to enable the crew to stay caught up on the trimming and pruning of growing landscape, which has increased with the maturity of the landscape. This would be at an annual cost of \$90,072 or monthly of \$7,506.

The Board will discuss as part of the Budget meeting for next year and present at the next Board meeting.

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Irrigation leak status: By email, the Board approved the irrigation repairs to be completed during the winter to take advantage of the savings. Carol will check with Rexius to confirm when the repairs will be completed.

Architectural: No report

Emergency Preparedness: No report

Events: No report

Maintenance-Sidewalk Repair: Work has been completed. For those areas that are still a trip hazard the committee will meet to survey the sidewalks and mark those with paint that will need to be addressed next year.

**Old Business:** Michael mentioned that the renter in #518 has moved and the owner will be occupying the property.

Ownership of Mr. Cornelison's property is still up in the air. We do know taxes were not paid for the 2025 year.

15 perimeter gates: keys have been replaced and given to Connie.

New Business: Sanipac contract for 2026. We have been notified there will be an increase effective July. We will need to look into getting a bid for APEX and/or working with Sanipac to reduce costs.

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The meeting was adjourned at 7:50 pm