

Quail Run Homeowners Association

Board Meeting – December 16, 2025

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

Homeowners present: Joey Barnes, Alan Foley, Carol Standefer, Bob Hall, Tom Boyd, Judy Scher, Judy VanScholten, Tom Guardino and Connie Bracy (Office Admin Asst).

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

Officer Reports:

Secretary's Report: The minutes from the November Board meeting have been previously reviewed and approved via email by the Board. Arin made a motion to approve, Holly 2nd, Board approved

Treasurer's Report: Arin updated us with the figures for the General and Reserve funds through November 3, 2025. Summaries are provided below:

General Fund - YTD

Income	183,866.17
Expenses	177,676.13
Balance -	6,190.04

Reserve - YTD

Income, from all sources -	76,736.92
Expenses -	61,354.49
Total Reserve Funds -	503,350.58 Schwab vs last month 522,473.49 overall

Committee Reports:

Landscaping- Carol Standefer reported that the leak has been fixed. This is the one that was reported back in October.

Architectural- No report

Emergency Preparedness- No report

Events- No report

Maintenance- No report

Finance Committee – The Finance Committee met earlier with Charles Schwab to discuss investment options for the Reserve Fund. Based on that meeting, the finance committee recommended the following action for the Board's consideration:

- Buy two CD's in the amount of \$40,000 each from funds on hand at Schwab before the end of December 2025
- The first of two years duration with one annual interest payment each year
- The second of three years duration with one annual interest payment each year

Other matters were considered but yielded no other recommendations.
Julia made a motion to approve, Karen 2nd. Board approved.

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New Business: Procedure for Reserving the Club House

Judy VanScholten started the discussion concerning the calendar policy for the club house usage. The process was changed last year and this current process, she feels, is time consuming and awkward. Discussion followed, including discussing previous issues that prompted the change in policy last year. Michael recommended we table until our next Board meeting, thus allowing the Board more time to understand the concerns and ways to resolve.

Other Business: Quail Run 2026 Budget

Michael began the conversation by referring to the proposed budget, copies were made available. Carol began the discussion stating the Rexius budget amount needs to be adjusted to \$84,076 to reflect the 2026 contract.

Michael shared that the two largest chunks of our General Fund monthly expenditure are the Rexius contract and our sanitation contract with Sanipac. He mentioned that the Sanipac contract will need to be revisited because they have some financial issues, including being behind in paying their dumping fees that may require us to contract elsewhere. The total expenditure for the General Fund are projected to exceed the revenue by about \$2000. Michael mentioned that these budgeted amounts are “estimates” and more than likely will change. They could be higher or lower. If they are higher the difference would need to come from the Reserve Fund.

Conversations about the line items continued, including one about “Telephone” and what expenses are included under this line item.

Next, we reviewed the Reserve Fund Budget. Michael drew our attention to the fact we will need to get bids to have our road resealed. This expenditure is overdue by a couple of years. Although it will exceed our Reserve Fund Income for 2026, this is the purpose of the Reserve Fund, to cover scheduled and unscheduled maintenance.

Michael requested a motion to approve, Julia made the motion, Karen 2nd, Board approved.

Joey brought up the question of how dues are increased. Michael shared that the CCRs allow the Board to increase annually by using the CPI (Consumer Price Index) percentage without a majority approval from the homeowners. This percentage would represent the additional dollar amount that would be collected monthly from each homeowner. Larger increases would need to be proposed and voted on by the owners.

Other Business: Porch Pirates

We have had incidents of porch pirates in our neighborhood. Will add to newsletter to notify residents

Old Business: Update to Cornelison Estate

We notified his heir and received confirmation of delivery. Next step is to seek guidance from our attorney on how best to proceed.

The meeting was adjourned at 7:52 pm