

Quail Run Homeowners Association

Homeowner's Meeting – May 20, 2025

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

Homeowners in Attendance: Tom Boyd, Judy Scher, Pam Dane, Joey Barnes, David Strickland, Cecelia Perry, Ginger Connole, Carol Standerfer, Bill Mallonee, Shiela Pardee, and Linda Wergeland

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

Officer Reports:

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

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

General Fund

Total Income YTD	\$67,360.96
Total Expenses YTD	\$63,843.63
Net Income YTD	\$3,517.33

Reserve Fund

Total Income YTD	\$29,692.89
Total Expenses YTD	\$ 6,718.40
Net Income YTD	\$22,974.49

Totals for Month of April

Total Income	\$22,775.66
Total Expense	\$18,894.45
Net Income	\$ 3,881.21

Ending Balance for April 2025

General Fund	\$ 26,094.64
Reserve Fund	\$527,724.80
Total Checking/Savings	\$553,819.44

Committee Reports:

Landscaping: Carol Standerfer, Landscaping Chair, provided a report covering the following items:

- 523 Covey Lane – removal of two arborvitae and unwanted privets and plant replacement \$300. This had been approved by Michael previously and is within his approval limits.
- Sperry Bid for reducing height of arborvitae in garden area Cost \$2400- Will look at a later date.
- Annual Sperry Tree Bid- prune all trees in Quail Run, street and courtyard trees. Includes removal of 5 trees. Bid is \$28,005 with 10% discount if work scheduled at once. Also, included on bid is \$1750 to prune Laurel by Clubhouse.

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Discussion followed regarding how much has been budgeted for this annual expense and should we move forward now with full bid to take advantage of discount. Bob made motion to move forward with bid for \$28,005 and receive discount, using Reserve Funds. Julia 2nd. Board approved.

Maintenance Committee: Sidewalk Repair Contract

This was presented and approved at a previous meeting, however, the grinding of the roots was not covered in the previous estimate, therefore, we are now re-visiting. Discussion followed concerning cost and will this fix our problem. What other options are available? The bid only covered the 5 worst areas and there are other concerns such as the retaining wall damage from the roots. The decision was made to explore other options. The hope is to keep the trees, if at all possible, minimize the cost to repair sidewalk and insure safety for residents and guests. Tom Boyd and Joey Barnes agreed to be on a committee to research options, reporting back to the Board and residents. In the interim, the edges of the sidewalk will be painted to draw attention to the danger and put up caution cones.

Events: no report

Emergency Preparedness- Shiela Pardee

Two new courtyard captains: Dawn Susuico – Courtyard 3 and Harold and Karen Leeson Courtyard 16. October 18th, 10am to Noon, will be our next disaster response drill. Coincides with Great American Shakeout and the Eugene Emergency Management city-wide drill. There will be activities, information, demonstrations and snacks at the Clubhouse after the drill. There will not be a potluck this year. Members of our Damage Assessment Team have been attending trainings in damage assessment and radio communications.

Architecture: Approval of request form for door painting at 493 Covey Ln. Don made motion to approve, Bob 2nd, Board approved. Bill Mallonee suggested we simplify the form and process for the door painting since the colors have been pre-approved by the Board and many of the items requested on the form do not apply. He will review and get back to the Board.

New Business:

Estate and Moving Sales:

There was a request to update the rules regarding Moving sales and Estate sales. The current rules were adopted 4/25/2014. Proposed changes to these rules are as follows:

Moving Sales

- **Currently:** Moving Sales are not allowed.

Change the language to read as follows:

Moving sales are not allowed unless a significant portion of the homeowner's personal property is being sold and all requirements of an estate sale listed below are met.

Estate Sales:

- **Currently:** An Estate Sale is allowed when no Quail Run homeowner or resident is living at the house of a recently deceased resident.

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Change the language to read as follows:

An estate sale is allowed when no Quail Run homeowner or resident is living at the house of a recently deceased resident; or when a significant portion of a moving homeowner's personal property is being sold. All requirements of an estate sale listed below are met

All moving and estate sales will continue to require Board approval in advance and must be coordinated by a professional company

Don made a motion to approve the listed changes above (all updated rules are in red), Lisa 2nd. Board approved.

Sprinkler Leak/Irrigation:

There appears to be a new leak in the irrigation system, 1 gallon per minute. Rexius was called out. Carol is waiting to hear about status of leak and repair. She will report back to the Board.

Old Business

Towing Company Contract- There is no longer a contract in place since the company was sold. Discussion about whether we need to have one. Also, discussed policy regarding towing vehicles for violating parking rules. No decision was reached on these issues.

Fencing – There is fence damage in an area that had been previously repaired. Michael will double check with Oregon Fence to make sure the fence had been properly repaired. We received an estimate for \$359 that can be approved by Michael if it is in fact recent damage that Quail Run will need to pay.

The meeting was adjourned at 8:20pm