

Quail Run Homeowners Association
Homeowner's Meeting – June 17, 2025

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

Homeowners in Attendance: Tom and Holly Guardino, Bill Mallonee, Alan Foley and Rosie Mortenson

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, Don made a second, the Board approved.

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

General Fund

| | |
|--------------------|-------------|
| Total Income YTD | \$83,942.07 |
| Total Expenses YTD | \$77,204.84 |
| Net Income YTD | \$6,737.23 |

Reserve Fund

| | |
|--------------------|-------------|
| Total Income YTD | \$37,116.06 |
| Total Expenses YTD | \$ 9,437.93 |
| Net Income YTD | \$27,678.13 |

Totals for Month of May

| | |
|---------------|-------------|
| Total Income | \$24,034.28 |
| Total Expense | \$16,080.74 |
| Net Income | \$ 7,953.54 |

Ending Balance for May 2025

| | |
|------------------------|--------------|
| General Fund | \$ 28,888.77 |
| Reserve Fund | \$534,899.47 |
| Total Checking/Savings | \$563,788.24 |

Committee Reports:

Landscaping: Michael Dane provided an update concerning a leak at 419 Covey Ln. The bid is to cut and repair the mainline in front of 419 Covey Lane and repressurize. The bid also includes concrete pouring and curing from Empire Concrete. Total cost of bid is \$7512.98. Don made a motion to approve, Julia 2nd, Board approved.

Maintenance Committee: No Formal Report. However, Bill Mallonee was part of the ad-hoc committee that agreed to explore other landscaping ideas to address the tree, sidewalk and root issues. Their findings indicate residents do indeed use the sidewalks; therefore, the Maintenance Committee will need to address solutions to the current tree replacement and sidewalk repair at a later time.

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Events: no report

Emergency Preparedness- No Report

Architecture: Rosie Mortensen shared a request for house #462. Ms. Boyce would like to paint the front door the approved Blue, Marea Baja. She will be the new owner and currently resides in #425. When Ms. Boyce painted the door for #425, she incorrectly painted the trim surrounding the door as well. This is in violation of the Board policy. The Board reached out in October of 2024 asking for the trim to be repainted the original color of the trim, therefore, being in compliance with policy. To date, this has not happened. The approval of #462's paint request will therefore be contingent on #425 being properly repainted to adhere to policy. Board members, Michael Dane and Don Wiess will personally meet with Ms. Boyce to share this decision. Rosie also mentioned that Ms. Boyce's request included the replacement of outdoor lights and a kickplate. Again, once the repainting is completed correctly the Board can then approve these requests.

Bill Mallonee also shared the new Front Door Paint Form. This new form is simplified and more streamlined. There were a few recommendations made on the form. Once these are completed, Bill will provide Connie with a copy so she can submit to Janice Warden so she can update the website.

New Business:

Julia asked Michael to share the situation concerning Vernon Cornelison who resided in #441. He recently passed, and neighbors requested a wellness check which brought the police on several occasions.

Moles are digging up the dirt in the lawn in front of the clubhouse. Terminax has been called.

Old Business

Lisa asked about the status of the perimeter fence repairs. Michael stated all repairs have been made.

4th of July Parade scheduled for the 4th, with potluck afterwards.

The meeting was adjourned at 7:37pm