

Quail Run Homeowners Association

Homeowner's Meeting – July 15, 2025

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

Homeowners in Attendance: Carol Standerfer, Marie Stringer, and Matthew Svoboda

The Board meeting was called to order at 7:03 PM.

Officer Reports:

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

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

General Fund

Total Income YTD	\$100,578.69
Total Expenses YTD	94,166.44
Net Income YTD	6,412.25

Reserve Fund

Total Income YTD	\$42,621.14
Total Expenses YTD	35,202.53
Net Income YTD	7,418.61

Totals for Month of June

Total Income	\$22,141.70
Total Expense	42,726.20
Net Income	(20,584.50)

Ending Balance for June 2025

General Fund	\$ 16,450.68
Reserve Fund	512,037.53
Total Checking/Savings	528,488.53

Committee Reports:

Landscape: Carol Standerfer, Landscape Chair, presented a Work Contract from Sperry Tree Care relating to the grinding of the surface roots to then allow for the pouring of concrete that will address the raised sidewalks deemed a safety hazard. This contract impacts the trees at or near the following locations:

#421, #476, #486, tree between #487 and #489, #498, #500, #513 and #545 for a total of 8 trees.

Work will be performed in time and materials basis of \$158 per person per hour. Michael asked Carol to clarify the quote with Sperry to indicate we are requesting a Not to Exceed (NTE) amount of \$3000 before work begins.

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Michael will reach out to Empire Concrete Cutting to obtain a quote for the pouring of concrete for the additional areas not covered from their quote dated 5/7/25 but listed on the work contract from Sperry. These areas are: 421, tree between #487 and #489 and #513.

Carol also shared there is a drainage issue in Courtyard 3 impacting 3 homes, causing water to back-up. An estimate has been requested from Rexus. Carol will update the Board when the information is received.

An update to last month's information about the leak at 419 Covey Ln: The leak has been repaired, and we are just waiting for Empire Concrete Cutting to pour the sidewalk at this location.

Maintenance Committee: Michael shared that the wall that runs parallel to the bike path, next to the freeway has been tagged again and will need to be painted. He has purchased paint for this purpose. Additionally, the fence was cut and will need to be repaired. The cost is \$370 as per the quote from Oregon Fence.

Events Committee: The 4th of July parade and cookout was a success. We estimate 80 people attended the cookout.

Emergency Preparedness- No Report

Architecture: No Report

New Business:

Resident Matthew Svoboda shared some information concerning some recent roof work he had contracted through Pressure Point Roofing. The Ridge Caps on his roof are decaying and he had them replaced. The company mentioned this may be something other residents may want to check into since this will compromise the integrity of the roof.

Additionally, Matthew mentioned he is working with a local handyman to replace some of the trim in his home's interior. The handyman mentioned that more than likely this may also be a common issue amongst residents. We plan to update residents on both issues in an upcoming newsletter.

Old Business

The south gate was repaired today. It looks like a car may have run into it.

The meeting was adjourned at 7:35pm