

Quail Run Homeowners Association

Homeowner's Meeting – August 19, 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: Joey Barnes, Pam Dane, Allan Foley and Tom Boyd

The Board meeting was called to order at 7:01 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 Wiresh presented the report. A summary has been provided below:

General Fund

Total Income YTD	\$117,240.95
Total Expenses YTD	108,940.80
Net Income YTD	8,300.15

Reserve Fund

Total Income YTD	\$48,091.59
Total Expenses YTD	42,219.28
Net Income YTD	5,872.31

Totals for Month of July

Total Income	\$22,142.71
Total Expense	21,791.11
Net Income	351.60

Ending Balance for July 2025

General Fund	\$ 23,153.70
Reserve Fund	514,922.30
Total Checking/Savings	538,076.00

Committee Reports:

Architectural: The removal of a fence post at 514 Covey Lane back in November 2024, requires the review and approval from the Board. Julia shared the request with the Board, Don made a motion to approve. Bob 2nd, Board approved.

Emergency Preparedness: Updates from the committee-

- Alan Foley is the new courtyard captain for 14 and Hal Leeson will take over in courtyard 16.
- The next courtyard captain's meeting is Tuesday, 9/9/25, 7pm in the clubhouse.
- They will be planning for the disaster practice event 10/18/25.
- A generator check was done August 14th.

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Events: Speaker Series- Dave Moss, Eugene Symphony Director scheduled for 10/6/25 @ 6:30pm at the Clubhouse. There was a recommendation to insure it is publicized well, by email and signs on the mailboxes.

Finance: Bob Hall reported on the recent earnings of the savings accounts. Also, mentioned, holding off on some reinvestments until the cost of the sidewalk repairs are determined to ensure sufficient funds are available.

Landscaping: No report

Maintenance: Fence Repair – Don provided an update on the perimeter fence repair. The original estimate was updated to reflect additional vandalism. The repairs were made. Discussion followed concerning why it keeps happening and what can be done to deter this continued problem. The following suggestions were discussed:

- 1) Go slow on repairs/replacement to make it less tempting
- 2) Replace with more expensive, durable materials
- 3) Plant arborvitae
- 4) Paint the sound wall with a mural. Studies show that murals do stop graffiti, and vandalism. Lisa suggested a local artist, Bayne Gardner, as a potential individual to help get us started on process, cost, etc. She will reach out.

Sidewalk Repair- Michael gave an update. Waiting on the revised bid from Empire Concrete to include all required repairs. A suggestion was made by Alan Foley that we use sand and pavers to replace sidewalks following the roots being shaved rather than concrete. The advantages are more flexibility and hopefully, lower cost. Michael will look into this option.

New Business:

Sanipac Policy Changes: They are charging for additional bags of garbage and if the bin lid does not close. Cost is \$6 per bin. Discussion followed how to notify residents of updated policy and charges. It was decided to send visual notifications to get the point across. Michael will work with Connie to facilitate.

Court 3 Drainage: Jan Gardner was not there to update the Board. Tabled until next meeting.

Door Painting Discussion: Looks like the trim has been painted around another door, #455. Discussion followed - is this an issue, should it be the door only vs including the trim? The decision was to enforce current policy of painting the door only. The homeowner will be notified and asked to correct.

Sidenote: updated policy for painting doors no longer requires Board approval. These requests will continue to be reviewed by the Architectural Committee who will approve and notify residents.

437 Covey Lane is for sale the realtor had several questions needing clarification. One regarding the minimum length of a rental, which is 60 days. The second question was concerning the responsibility of the roof shingle repairs. The realtor was under the impression the HOA would cover which is not correct.

The meeting was adjourned at 8:01pm