

Quail Run Homeowners Association

Homeowner's Meeting – September 16, 2025

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

Homeowners in Attendance: Karen Lucier, Alan Foley, Pam Dane, Carol Standefer, Holly Guardino, Julie McKenzie, Morley Hegstrom, Jan Gardner, Bob, Bills and Bill Mallonee

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. Michael made a motion to approve, Bob made a second, the Board approved.

Treasurer's Report: Bob Hall presented for Don Whish. A summary has been provided below:

General Fund

Total Income YTD	\$133,992.71
Total Expenses YTD	127,710.61
Net Income YTD	6,282.10

Reserve Fund

Total Income YTD	\$53,972.85
Total Expenses YTD	43,714.02
Net Income YTD	10,258.83

Totals for Month of August

Total Income	\$22,633.02
Total Expense	20,264.55
Net Income	1,689.47

Ending Balance for August 2025

General Fund	\$ 29,435.80
Reserve Fund	525,181.13
Total Checking/Savings	554,616.93

President's Report: Open Board Positions

There will be 3 open positions. We have had several homeowners step forward that are interested in volunteering, however, Michael stressed we are still looking for one or more people that may have an interest. Ballots will go out next week, and the new members will be introduced at the October Annual Meeting, scheduled for October 21, 2025. It is important to note, as a HOA we are required by the Circuit Court to have a governing Board. If we are unable to find volunteers, then a manager will be hired to take the place of the Board. The HOA would need to compensate the manager for their services, including the expenditure of payments and creation of an annual budget. This position would need to be funded through HOA funds. Which means dues would increase.

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Committee Reports:

Architectural: None

Events: Speaker Series- Dave Moss, Eugene Symphony Director scheduled for 10/6/25 @ 6:30pm at the Clubhouse. As a matter of record, we can no longer use the outside of the USPS boxes to place flyers to promote this event or any future events. To do so would be in violation of the USPS policies.

Finance: Bob Hall reported on the recent earnings of the savings accounts. Now that there is a bid from Empire Concrete and Sperry, see below, concerning the sidewalk repairs, the larger CD will be reinvested, and the smaller one will be held in the reserve funds to cover the cost of the repairs.

Landscaping: No report

Maintenance: Sidewalk Repair

Michael gave an update having received the bids from both Empire and Sperry. Amounts were reviewed and the recommendation was made to move forward. Bob made a motion, Lisa 2nd. Board Approved. Approximate costs combined between the two contractors is \$14,665

Maintenance: Court 3 Drainage

Jan Gardner explained the issue impacting homes #569 and #571. There was an issue with the drainage coming from the roof of #571 which caused blockage and ultimately damage and dry rot to home #571. Most likely the result of the builder not taking the drainage pipe further out to the street. Homeowners are asking the HOA to share the expense. Bill Mallonee indicated based on his knowledge of the CCRs this is the financial responsibility of the homeowners. Michael indicated the Board will review the CCRs and decide, thus getting back to the homeowners at that time.

Maintenance: #483 and #475

Homeowners of these two homes have issues where the walkway concrete area leading to their front steps is rising/buckling and asking the HOA to cover. Michael thought one home, #483, was the result of an irrigation issue, however he was not positive. We will need to review the CCRs and any information the homeowner might have to assist with this decision making before making a final determination. This will be true of the other property in question, #475.

Emergency Preparedness: No report

Old Business: Mr. Cornelison's Estate

Still unable to determine a beneficiary of his estate and Michael has reached out to the State, for their process to begin of locating an individual(s). If they are unable to locate someone, the State will appoint someone and begin the process of selling the home and personal property.

The meeting was adjourned at 7:56 pm