

## Quail Run Homeowners Association

### Board Meeting – February 17, 2026

**Board Members Present:** Michael Dane (President), Julia Girod (Secretary), Arin Carmack (Treasurer), Karen Lucier and Holly Guardino (Members at Large).

**Homeowners present:** Carol Standefer, Joey Barnes, Bob Hall, Tom Boyd, Tom Guardino, Stephen Cooney and Karen Olsen.

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

#### **Officer Reports:**

**Secretary's Report:** The minutes from the December Board meeting have been previously reviewed and approved via email by the Board. Arin made a motion to approve, Karen 2<sup>nd</sup>, Board approved

**Treasurer's Report:** Arin updated us with the figures for the General and Reserve funds. Summaries are provided below:

#### General Fund – February Receipts and Expenses

Income      \$16,660.37  
Expenses    \$21,143.10  
Balance -    \$4,482.73 Due to Glass Tree spray bill (adv. payment provides discount)

#### Reserve Fund Balances YTD

Charles Schwab CDs \$498,719.74  
Total Reserve Funds \$522,710.56

#### **President's Report:**

##### **Reserve Study – Contract and Progress**

Garit Champ, with Reserve Study Group, was retained to prepare the reserve study. Expected to be completed shortly, but still needing some financial information and has reached out to Michael. Who also mentioned there will be a committee reviewing the findings once completed.

##### **Mr. Cornelison's Estate**

The estate has secured Sapphire Resources to prepare a RFP for hazmat services. Additionally, an ozone machine has been left to help eliminate odors, bacteria and mold.

#### **Committee Reports:**

**Architectural:** No Report

**Emergency Preparedness:** No Report

**Events:** Joey Barnes served as representative for the committee. She explained the goal is to simply the process and provide better use of the clubhouse facilities through a procedure that works for all homeowners. The procedure will include/allow:

- Quarterly sign-ups
- Repeated activities access to streamlined procedure
- Recognize those special activities that would be prioritized
- Recommend if a resident needs a specific date and there is a conflict, reach out to the primary organizer. This information is found on the online calendar.
- Connie oversees

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Committee will prepare a written copy of the procedure and submit it to Board for review and approval next month

Finance- Arin shared in Treasurer's report earlier in meeting

Landscaping- Bid: Carol Standefer provided the following report

**Mulching of Courtyards:** The bid for mulching of the courtyards is \$9,547. However, if completed before March 15th, we will receive a discount of 10%, bringing the cost to \$8593. This is less than the budget amount. Julia made a motion to approve, Holly 2<sup>nd</sup>. Board approved

**Laurel Hedge:** Received a bid from Sperry. Will provide 3ft of clearance for the clubhouse and cut top back to previous cut and taper all sides. Bid is for \$2000. Although more than budgeted amount, money was saved regarding the mulching, outlined above. Julia made a motion to approve. Karen 2<sup>nd</sup>. Board approved

**Irrigation Leak:** There is another leak under Covey Lane in front of 462. When the system was tested after the repair of the leaks last summer/fall it was found to still be losing water (.62 gal /min on North side and .36 gal/min on South side). Leak detection was sent out to look at North side because that was the bigger leak and they found it in front of 462 somewhere between the middle of the street and the sidewalk. Why wasn't it found when the other leaks were found? The system probably has a few pin hole sized leaks (because of its age) that don't show up in a typical leak detection. However, when one or more big leaks are fixed the pressurization of the system can then cause tiny leaks to get big enough to be detected. Rexius has another client who has been going thru the same issue of chasing leak after leak on an older system....so the Irrigation department got together to brainstorm ideas for situations like this. What they came up with is installing an Electric Master Valve. This is a bigger, beefier valve that tells the system to open and close. This valve will allow for the system to run only while there are zones running. Once the scheduled watering is done for the day, the master valve will close, stopping any access of water into the mainline. This may be more cost effective because we currently are not suffering any loss of pressure while running (also indicating small leaks), so the compounding leaks are adding mostly water cost. It would also impact the Garden Plots, limiting watering to a small window each day. Carol indicated she would recommend garden plots have access to this watering window in the morning hours.

-Two bids received to address the leak

- traditional repair which involves removal of asphalt and concrete (\$9,927.20 after Feb 28, \$8007.20 before Feb 28
- Master Valve installation (\$7022.97 after Feb 28 and \$5870.97 before Feb 28).

If we choose the master valve option, we can work with Rexius on reducing the time we have zones running.

Julia recommended the Board approve the Master Valve Option, Holly 2<sup>nd</sup> Board approved

#### **Irrigation at the Townhomes:**

It appears that the townhome owners may not be aware that just turning the sprinkler system controllers off is not all that needs to be done at the end of the watering season. The lines need to be drained, and the system turned off at the valves. Rexius does not currently provide this function for these systems when they shut down the system for the rest of Quail Run. This would be the responsibility of the homeowner. The issue with not draining the lines is that damage can occur in a freeze. Discussion followed. Recommendation was made to notify all homeowners in late summer of the importance of

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draining the sprinkler lines and shutting off the valve. Many homeowners have their own sprinkler systems. Therefore, this could be an issue for Townhouse owners and homeowners alike.

#### **Maintenance-**

Street Lights: Julia brought up that there is a street light out in front of 525 Covey Lane whose light is out. This is a safety hazard. Arin offered to investigate getting the bulb changed.

The meeting was adjourned at 7:48 pm