

Quail Run Homeowners Association

Board Meeting – January 20, 2026

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

Homeowners present: Alan Foley, Bob Hall, Tom Boyd, Tom Guardino, Bill Mallonee and Lisa Marks

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. Michael made a motion to approve, Arin 2nd, Board approved

Bill Mallonee asked why the minutes are not sent out to the homeowners as they had been previously. This is generally done by the office assistant. Michael will check into it.

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

General Fund - YTD

Income	\$200,340
Expenses	\$207,682
Balance -	- 7,682 Due to irrigation leak bill

Reserve - YTD

Income, from all sources -	\$81,135.38
Expenses -	\$71,454.02

One point to note, Arin and Michael differ about \$20 in their figures for the GF. They will get together and resolve.

President's Report: Mr. Cornelison's estate situation

Michael reached out following the December meeting to request action be taken by the heir and/or their counsel in regards to insuring the property is properly maintained until sold. The following email was received by Michael in response to that request:

Unfortunately, schedules got in the way of getting into the condo last week. I have copied my associate, Mike Romano on this email. I have also copied Erin Bonner and Kelsey Turner from Sapphire Resources, who my client has engaged to assist with local estate administration tasks.

Ms. Bonner and my client are working on getting EWEB to restore power to the home this week if possible, and we are targeting next week to go through the home. I will be out-of-office next week, so it may be Mike Romano, Erin Bonner or Kelsey Turner who reach out to you about entry to the home. I understand per your email below that you would like a call 24-hour in advance of arranging a time to retrieve keys to the home from you.

Michael also mentioned that the estate owes the HOA for some expenses incurred. To date they total about \$1000.

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Committee Reports:

Architectural A request to install a new back vinyl gate leading to overflow parking, for home #518 has been approved by the Architectural committee. Michael requested Board to approve. Holly made a motion, Karen 2nd, Board approved.

Events: Revised reservation and use rules for Clubhouse. Interested participants advocating for a change to the policy were not present at the meeting, therefore this topic has been tabled till a later date.

Finance- Bob Hall reported that \$80,000 had been invested in CDs through Charles Schwab

Landscaping- Bid:

Carol Standefer provided a bid to have the Laurel Hedges by the Clubhouse trimmed. There were two options on the bid. More clarification is needed on the two options and what is included for each. This item is tabled until we receive further clarification.

Rat Infestation - 507 Covey lane

Owner wants to go on record saying they have a problem in the attic with rats and feel the trees along the sound wall are providing access. Carol and Julia did inspect the area and the distance between the trees and roof meets standards.

Emergency Preparedness- No report

Maintenance- Reserve Study

The Board is looking for a new group to assist with the Reserve Study. The last one was done in 2023-24. The company that completed the previous study is no longer in business. The reserve study is an assessment of the association's assets done in an effort to keep the reserve fund at an optimal level. Reserve funds are funds that homeowner's associations set aside for future financial obligations such as major repairs, replacements, and maintenance.

The Reserve study group will be meeting at 8 am at the Clubhouse. Discussion followed on who might be interested in attending.

\$2500 has been budgeted this year for this expense.

The meeting was adjourned at 7:32 pm