

Quail Run Homeowners Association

Board Meeting – April 21, 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, Alan Foley, Tom Boyd, Kathryn Fisher, Linda Witt, Linda Wergeland, Karen and Harold Leeson, Judy Scher, Tom Guardino, Lisa Wilson, and Bob Hall.

The Board meeting was called to order at 7:02 PM.

Officer Reports:

Secretary's Report: Due to Julia's absence last month Holly took the minutes and distributed them to the Board members. Arin made a motion to approve, Holly 2nd, Board approved

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

Reserve Fund Balances YTD

\$ 502,603.38 Charles Schwab

\$ 1,054.55 Reserve Selco

\$ 503,657.93 Total Reserve Funds

General Fund – Monthly Receipts and Expense and YTD

\$12,768.73 GF Selco

\$15,030.98 Reserve Income

\$ 2,042.98 Reserve Expenses

\$ 55,214 Total YTD GF Income

\$ 63,758.68 Total YTD GF Expenses

Arin mentioned expenses are high because some annual contracts were paid at the beginning of the year.

President's Report:

Reserve Study – Progress

An ad hoc group consisting of Arin Carmack, Michael Dane, Tom Boyd and Bill Mallonee met to review the initial draft of the 2026 Reserve Study. The purpose of the Reserve Study is to compare anticipated future needs to maintain the common area property and buildings with the current Reserve Funds.

Among the topics discussed:

- Quail Run's Reserve Funds were to be found 47% funded.
- Reserve monthly funding has not increased with inflation.
- Recommendations on future needs are based on best practices and/or underwriting standards. Quail Run may not need to do certain items based on the expected life expectancy in the report. The further out the need, the less reliable the timeline. However, the items listed will need to be addressed in the future and the Reserve Funds will need to be spent. Conversely, Quail Run may experience 'bad luck' like multiple ice storms or irrigation system failure and our costs will be higher than anticipated.

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- The key is to stabilize the current reserve fund. It was not thought necessary that we should try to fully fund the reserve fund.

Recommendation was that the Board implement the findings of the Reserve Study to increase monthly dues to the Reserve Fund by \$50 per month. Then Reserve Funding should follow the rate of inflation.

Alan Foley recommended we look at the reserve fund in terms of the percentage of our HOA's capital asset value. This might be a way for residents to understand the importance of the Reserve Fund role in our community's value.

A discussion followed concerning how much the increase of the monthly dues should be. This will be an ongoing conversation as we take a closer look at the HOA funding.

Display of American Flags

Discussion concerning what types of decorative flags and items are allowed in the front yards and porches of Quail Run. Michael indicated in 2017 there was an update to the CC&Rs that addressed this topic. Before making any future changes, It was decided to redistribute the 2017 update in an email blast to all owners and request input. From there we can address any recommendations or changes.

Asphalt Seal Coat Bids

We have budgeted for the resealing of our streets (Covey Lane and overflow parking). This service will seal cracks and provide 2 coats of asphalt sealant. 2 quotes were received:

PaveRite \$28,800

Aegis \$13,140

Discussion followed, including questioning why the cost is less now than what we paid 6 years ago from the same contractor.

Julia made a motion to tentatively approve this agreement from Aegis once cost differences are addressed to our satisfaction. Holly 2nd, Board approved.

Committee Reports:

Architectural: No Report

Emergency Preparedness: Joey Barnes reported

50 people attended the CPR/AED training. Plan to do annually. Also mentioned, the Fire department provides a monthly class that homeowners can sign up for. There was a discussion about the location of AED machine housed in the clubhouse and perhaps purchasing another to be kept at the south end.

Events: Judy VanScholten represented

It was realized that a written copy of the reservation policy, as it pertains to repeated events, was not presented at our last month's meeting for a vote by the Board. Judy will write and coordinate with Connie. The goal is to simplify the process and provide better use of the clubhouse facilities through a procedure that works for all homeowners. This process addresses sign-ups for **repeated activities only**. New policy will allow:

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- Quarterly sign-ups
- Repeated activities access to streamlined procedure.
- Only one resident need be present
- Connie oversees.

The current policy in place will remain the same for those one time only events.

Finance- No report

Landscaping- Carol Standefer provided the following report

Irrigation:

The master electric valve has been installed, and the irrigation system has been activated for the year. In the past the system has run from south to north, taking approximately 10 hours to fully cover the entire property. (The south and north controllers will be running sequentially). This year both the south and north controllers will be running concurrently, which will reduce our run time by half. Also, we have begun the season watering three days per week, (Wednesday, Friday and Sunday) rather than five days per week. If the need arises, we can always add additional time, but most landscaping is mature enough to not need daily watering. In addition, the water for the gardens will only be available from 7-9 am and 6-8 pm. This means that the small leaks that we know that we have will only be leaking during the watering cycles and not 24 hours a day. This should save us both water and money.

Tree pruning:

I will be scheduling a walk through for mid-May and should have an estimate by the May Board meeting. The work will then be scheduled to be completed sometime in June.

Garden Plots:

Discussion followed concerning availability of plots and procedure.

Maintenance- Pam Dane reported

The committee inspected pavers in the courtyards and determined 5 courtyards had loose pavers. Also, the door of the outbuilding in the overflow parking area needs repair. The committee will get estimates for repairs. There was also discussion about the reminders that were sent to owners last year where the outside of their homes needed cleaned. Pam mentioned some people felt this was inappropriate, however, homeowners are required to keep the exteriors of their homes clean as per the CC&Rs.

Pam also mentioned the committee would like to create a dog area at the south end of the overflow lot. Perhaps extend the size, add more grass, section off and add a bench where dog owners can gather and dogs play. More information to follow.

New Business:

Cecilia Perry brought up Whitey Leuck from the U of O suggesting we possibly have him come speak to our community. He is an instructor at the U of O who leads tree walks and teaches

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classes designed to encourage students to notice and get to know the trees around them. This will be referred to the events committee.

The meeting was adjourned at 8:20pm