

Quail Run Homeowners Association

Board Meeting – June 16, 2026

Board Members Present: Michael Dane (President), Julia Girod (Secretary), and Holly Guardino (Member at Large).

Homeowners present: Carol Standefer, Joey Barnes, Alan Foley, Tom Boyd, Linda Wergeland, Judy Scher, Tom Guardino, Bob and Danuta Hall, Karen Olsen, Pam Hinckley, Ray Slaughter, Jan Speulda, Bill Mallonee, Betsy Shepard, Will Ettling, Pam Dane, Steve Cooney, and Bob Bills

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

Officer Reports:

Secretary's Report- Julia indicated the minutes were sent electronically to all Board members for review. There were no changes or additions. Michael made a motion to approve, Holly 2nd. Board approved.

Treasurer's Report- Arin was not present to provide the previous month's activities. However, a year-to-date profit and lost report was available to those in attendance.

Committee Reports:

Architectural Report – Linda Wergeland was in attendance for her committee, however, a copy of the report needing review was not previously provided to Michael, therefore, this business will be tabled.

Emergency Preparedness- No Report

Events- Karen Olsen spoke on behalf of her committee. She mentioned her committee is arranging speakers for future events; however, she expressed concerns at the low attendance levels at these events. She wanted to know if they could be better publicized. Next speaker scheduled will be Nancy Bray presenting on Farm Workers Rights. It is scheduled for Monday, August 10th at 6:30 in the Clubhouse.

Danuta mentioned there has not been a recent Events Committee meeting and recommended one be scheduled. Karen agreed.

Michael announced the upcoming 4th of July Parade. The parade begins at noon, followed by a cookout. Romaine Strub has been organizing the event, and signs have been posted on the trees. A list of needed items will be published, Karen will assist, and Ray Slaughter volunteered a cooler for the bottled water.

Finance – Reserve Fund and Dues Change

Alan Foley said he will add information to the newsletter about the Reserve Fund and how these funds are received and allocated within the budget. This article should help residents better understand what the Reserve Funds are used for and provide them with a better understanding of the HOA fee increase effective July 1, 2026. He also noted that volunteer work on committees benefits the community and he encouraged more homeowners to get involved. Tom Boyd asked if any of the committees have special requests and Michael suggested discussing this further at the annual meeting and perhaps have each committee report on what they do and where they need volunteers. Discussion followed by multiple residents.

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Landscaping- Carol Standefer reported that a HOA owned cherry tree located at 459 is uprooting the adjoining neighbor's side yard pavers at 461. Sperry Tree Care was asked to provide options. Looks like the best course of action is tree removal and stump grinding. The cost will be \$1680. Julia made a motion to approve, Holly 2nd. Board approved.

Maintenance – Pam Dane reported that repairs to the courtyard pavers were performed in 5 courtyards, totaling \$823. Invoice to follow.

Empire Concrete was asked to review and provide a bid for the sidewalk sections where the tree roots are raising the sidewalk along Covey Lane Rd. Last year, in similar sections, the sidewalk was removed and the roots shaved before replacing the concrete. The outcome seemed to be positive for the tree as well as making the sidewalks safer. The expected bid should provide a similar plan for the identified trees and concrete sections.

President's Report: Michael Dane

Rules and Regulations Update Project

Michael announced Pam Hinckley will be chairing a committee to assist with updating Covey Lanes Rules and Regulations along with finding a process to locate and reference rules and procedural changes so the information will be searchable. This process will include reviewing minutes, previous versions of the Rules and Regulations and aligning them with the CC&Rs. Pam has asked for volunteers. Her committee will be comprised of herself, Julia Girod, Holly Guardino and Betsy Shepard

Updates and Revisions to Quail Run Web Page

Michael provided the Board members with a list, by email, of information that is either outdated or incorrect. Our Webmaster, Janice Wardan, asked for the Board to approve the list before the website is updated. Holly made a motion, Julia 2nd, Board approved.

Decorative Flags on Display

Michael indicated one of the Quail Run residents is concerned about a flag displayed from their neighbor's front porch. It is the Irish flag and is representative of the owner's heritage. The Quail Run resident that made the complaint feels it is a direct violation of the CC&Rs. A lengthy discussion ensued that included some history of how the policy has been interpreted over the years as well as the admission that the policy has not been strictly enforced. Because this area will be researched under the "Rules and Regulation Update Project", mentioned above, no decision will be made until the proper research is completed. In the meantime, we will enforce the CC&Rs which will only allow the American flag to be displayed which is protected under the Freedom to Display the American Flag Act of 2005.

Clubhouse Usage

In May the policy for the Clubhouse was updated to limit the number of times the clubhouse can be reserved each month. It was decided that one group could reserve once a week, up to no more than 5 times per month. This change was made as the result of some complaints. There are two groups that would like to use the clubhouse facility more often than once a week. One of these individuals, Karen Olsen, reserves the building for her non-profit theatrical group and

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sent a letter to all Board members explaining the history and her group's situation. Michael indicated he would like to resolve the dilemma, so all residents feel they have equal access to the clubhouse facility usage. With 2 Board members absent from the meeting tonight we felt it made sense to have all Board members weigh in on how to move forward. Additionally, Michael reached out to our Insurance Company concerning liability usage by a non-profit group but has not heard back. It was decided to table the decision until the July Board meeting. In the interim, the reservations are in place through June 30th and the weekly/ 5 per month rule will be in place for July.

New Business:

Bob Bills shared he is unhappy with how the Quail Run landscaping looks and recommends we have Rexius come more often. He is aware it would raise our dues, and he would support such a change. Discussion followed, including the fact that this option was reviewed this past year, however, was not accepted because it would require an increase in the HOA dues.

Danuta Hall voiced her concern over the \$30 increase to the Reserve Fund dues that was discussed and approved by the Board at their last meeting in May. She felt it was not handled according to the CC&Rs policy and she felt blindsided. Although the Board understands her concerns, she was assured that the email containing the agenda mentioned the increased assessment and it was handled by the Board as stipulated in the CC&Rs. Those in attendance were reminded that all decisions relating to the Reserve Fund are made by the Board.

The meeting was adjourned at 8:30pm