

Quail Run Homeowners Association Board Meeting – March 17, 2026

Board Members Present: Michael Dane (President),, Arin Carmack (Treasurer), Karen Lucier and Holly Guardino (Members at Large). Absent: Julia Girod (Secretary) **Homeowners present:** (please excuse spelling):
Thomas Guardino, Judy Van Schlotten, Judy Scher, Connie Brady (Mgmt. Asst), Jan Speulda, Bill Mallonee, Sheila Pardew, Ann Carman, Alan Foley, Joey Foley

The Board meeting was called to order at 7:01 PM.

Officer Reports:

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

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

General Fund – March Receipts and Expenses

Income - \$35,291

Expenses - \$34,840

Balance -\$13415.30

Reserve Fund Balances - \$9,630

Charles Schwab CDs - \$504,724.40

Total Reserve Funds - \$505,778.68

Upon reviewing bills, Sanipac charges \$6.15 per can overflow, 15 charges on bill in February. Sanipac provided the house numbers that were the overflow residences. Motion to charge homeowners the overfill fee directly, made by Holly, Karen 2nd. Approved. There will be a notice in the newsletter indicating that homeowners will be charged if they overflow.

President's Report:

Mr. Cornelison's estate

The estate has secured Saphire Resources still preparing an RFP for hazmat services.

Reserve Study – comments

Bill Mallonee and Michael Dane met, wanting to make changes to the draft. For example, need to indicate funds for replacement of club house appliances. Not often used but still needs to be a line item. We currently have 47% coverage towards the requirement for funds. We have not incrementally increased the funds. How much will we raise the fees to raise the %. According to Oregon state law and by-laws, there does not need to be a vote to raise Reserve Fund assessments. After initial assessment, we should be raising the assessment 3.5% annually.

Flags: In our by-laws it is clear what we can and can't have outside our houses. February 26 letter to Speulda's regarding "Ukraine flag" (it's an Irish flag), requesting removal of said flag. Letters indicated it came from the QR Board of Directors but wasn't approved by all members. Also questioned the decorations outside houses that can be seen in common areas. Will these need to be removed? Any changes to the by-laws need to go through county to change. 75% of residents must vote, and 51% has to approve change.

Michael Dane requests that we have a committee to review all rules and make sure it doesn't break laws. It is a lot of work by community members and has to be very carefully done, and not personal.

Could we take this to the Oregon Association of Homeowners and how to address these issues. Michael will look into joining and addressing this issue.

Question as to when by-laws changed, answer "Never" though there have been additions.

Committee Reports:

Architectural: No Report

Emergency Preparedness: Sheila Pardee announced that thanks to Joey Barnes, there will be hands on CPR and Defibrillator training Tuesday March 24, 7-8:30, Tuesday March 31, 5-6:30. Court captains to contact courts of training. There will be tree signs as well.

Events: Joey Barnes served as representative for the committee.

Landscaping- Carol Standafer on vacation

Valve to shut off water has been installed. It was mentioned that the garden areas would be impacted by the shut off and water would only be available to water within certain times.

Meeting adjourned at 8:08 p.m.