

Quail Run Homeowners Association

Board Meeting – August 18, 2026

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

Homeowners present: Joey Barnes, Alan Foley, Linda Wergeland, Judy Scher, Karen Olsen, Pam Hinckley, Betsy Shepard, Will Ettling, Steve Cooney, Linda Witt, Janice Wardan, Marie Stringer, and Linda Thomas

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

Officer Reports:

Secretary's Report- Julia indicated the minutes were sent electronically to all Board members for review by Arin in her absence from last month's meeting. There were no changes or additions. Julia made a motion to approve, Karen 2nd. Board approved.

Treasurer's Report- Arin provided the following information:

\$ 507,531.42	Charles Schwab	
\$ 13,272.05	Reserve Selco Money Max	
\$ 931.81	Reserve Selco Checking	
\$ 520,803.47	Total Reserve Funds	
\$ 48,063.39	Reserve Income	
\$ 40,690.28	Reserve Expenses	
\$ 20,501.82	GF Selco	
\$ 883.29	GF Selco Savings	
\$ 118,684.72	GF Income	
\$ 127,083.16	GF Expenses	

Arin shared the following updates:

- The HOA rec'd from the Cornelison estate reimbursement for repairs in the amount of \$4100.
- Also, expenses are exceeding revenue partially due to the fact not all residents are paying the full increase in the monthly assessments. To date, **we are not charging a late charge**, however, Michael made a motion that effective September 1, 2026, we begin assessing a late fee if dues are not paid in full. Arin 2nd, Board approved.
- Discussion about making sure the website reflects the correct assessment amount.
- Another contributing factor to increased expenses is the fact Sanipac charges the HOA if a garbage can is overfull or there is an extra bag for a residence. This fee will be passed on to the homeowner that is creating the overage charge. The recommendation was made to have the Courtyard Captains ensure all residents have their garbage cans identified with the correct house number. Karen made the motion, Arin 2nd, Board approved

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Committee Reports:

Ad-Hoc Rules Committee – Pam Hinckley

Pam reviewed the recommendations from the committee. Discussion followed including requesting clarification of the term “Banner” and Federal Flag Code. Pam indicated the recommended updates will be made and the final version forwarded to the Board for review and approval.

Clubhouse Usage & Scheduling – Due to the purposes of time Michael has rescheduled for next month.

Events Committee- Karen Olsen

1) The Events Committee is looking for those who would be willing to plan for three upcoming events: the Beer Crawl, the Holiday Gathering and a Wine Walk. There was an article requesting help, but so far no one has come forth. Karen will re-submit the article and hope to hear from some willing neighbors.

2) There are three special individuals that are going to present at Quail Run:

- Saturday, August 22nd, Violinist Megan Susuico-Scott will be performing at the clubhouse from 4:00 - 5:15 pm
- Monday, September 21st, author Lauren Kessler will be speaking about her experience walking the Camino de Santiago.
- Monday, October 5th, Jay Swofford, author and local historian, will be speaking at 6:30 - pm about some early criminal activity in the Mohawk Valley - appropriate for a Halloween themed event.

3) The Events Committee met and will submit a proposed budget to the Quail Run Board shortly.

Maintenance Committee – Michael for Pam Dane

1. The sidewalks were ground by Empire Concrete in sections where the roots have left tripping hazards.
2. The recommendation was made to clean streetlamps and main gates. Discussion was made to have this completed when some of the pressure washing projects are done.
3. Also, some of the light bulbs need to be changed to the light fixtures on the main gates. Will Ettling said he will take care of this and submit the receipt for reimbursement.

Architectural Report – Linda Wergeland was in attendance for her committee. Here are the following requests received by the committee:

- 1) *#421 is requesting to add solar panels to their roof. Oregon Statute 94.778 supports solar energy initiatives in Oregon; therefore, a HOA cannot deny solar panels. There was some discussion concerning what a HOA can legally request to ensure the addition meets neighborhood aesthetics and standards.*

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- 2) #515 and #517 would like to add the house numbers on their garages, to enhance the visibility. This change was made by the builder in the later courtyard additions. However, the older townhomes were not updated.

Posting Newsletter on the Website- Janice Wardan

Inquiries have been received concerning posting the monthly newsletter online. Due to the fact there is sensitive contact information contained in the newsletter we would need to only have the document available through a password protection process. The consensus was not to add.

New Business:

- Michael said the HOA will likely purchase an office computer for the Administrative Assistant early next year and include the expense in the 2027 budget.
- Clean Gutter/Guard on Sound Wall – Michael Dane
Michael received two bids for this project:

1) Ryan Dempsey	\$2500
2) Revive Washing Pros	\$5450

Motion was made by Julia to approve the bid from Dempsey, Arin 2nd, Board approved.
To be done early fall before winter.
- Joey made the recommendation to add the monthly assessment amount to the front page of the website, so it would be more visible. A short discussion followed

Meeting adjourned 8:05pm