Quail Run Homeowner's Association
Board Meeting - September 15, 2026

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

Homeowners present: Pam Hinckley, Linda Wergeland, Bernie & Ginger Bjournstad, Tom Guardino, Judy Scher, Bill Mallonee, Sheila Pardee, Betsy Shepard, Will Ettling, Karen Olsen, Alan Foley, Lynn Blake and Ralph Pace

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. There were no changes or additions. Julia made a motion to approve, Karen 2nd. Board approved.

Treasurer's Report - Arin provided the following information:

$ 509,991.50	Charles Schwab
$ 15,431.10	Reserve Selco Money Max
$ 932.18	Reserve Selco Checking
$ 525,422.60	Total Reserve Funds
$ 57,275.00	Reserve Income
$ 45,495.28	Reserve Expenses
$ 883.45	GF Selco
$ 4,777.56	GF Selco Savings
$ 136,027.07	GF Income

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

Committee Reports:

Ad-Hoc Rules Committee:

Pam summarized the process the committee took to update the Rules and Regulations. Each committee member was responsible for updating one or more policies. Committee members then read a summary and answered questions about each of these policies. Here is the status of each of these policies:

Garage & Estate Sale Regulations: No new updates, therefore no approval required

Garden Rules and Regulations: Bill provided updates Holly made a motion to approve, Julia 2nd Board Approved

Parking Policy: Betsy provided updates. Arin made a motion to approve, Holly 2nd Board Approved. Michael reminded residents that street parking must not block emergency access.

Pet Regulations: Bill reviewed minor changes. Arin made a motion to approve, Karen 2nd Board approved

Trash & Recycling Guidelines: Pam reviewed. There were some recommendations made which will be reviewed at the committee's next meeting

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Pots, Planters and Landscaping Features: Julia reviewed Holly made a motion to approve, Arin 2nd, Board approved

Alan Foley thanked the committee for all its hard work.

Events Committee:

Michael shared the final recommended changes for the Clubhouse Scheduling Policy:

- Reservations can be made up to 3 months (quarter) in advance
- Each group is limited to no more than 10 times in a single month
- At this time, there will be no charge for usage/rental
- All groups are required to clean up after themselves as described in the written policy
- The restroom cleaning is done by our Admin Assistant weekly

Julia made a motion to approve, Arin 2nd, Board approved

Michael will make sure the policy is updated on the website

Sheila spoke about an upcoming author's visit. Lauren Kessler will be here on Monday, September 21st at 7pm in the Clubhouse. She will be sharing her new book – "Everything Changes Everything: Love, Loss and a Really Long Walk". Everyone is encouraged to attend.

Architectural Committee:

Linda Rockey, #513 submitted an ARF concerning her foundation issue impacting her front stairs and entryway. The Architectural committee has approved, therefore Michael will sign. There was also a question concerning what color her shutters could be painted. Linda W. from the Architectural committee said they are working on approved colors for the shutters.

New Business:

Michael submitted two bids to clean the Clubhouse exterior, roof and gutters. The Revive estimate was more, however it included the gutters and roof, which the Soft Wash Pros did not. Julia made a motion to approve, Karen 2nd, Board approved. Holly abstained from the vote due to her relationship with Soft Was Pros.

Holly asked about the previous request to keep the North gate open later (9pm). Discussion followed. Julia stated that as a homeowner that lives near this gate it is a safety issue for her. The decision was made to leave the times as is: Open at 7am, close at 8pm.

Connie going on Medical Leave

Michael, shared Connie will be going on medical leave shortly and in her absence the position will be filled by a temporary employee. He announced the Board will be meeting in an Executive Session to review and hire applicants.

Meeting was adjourned at 7:50pm