

Quail Creek Homeowners Association
Board Meeting Minutes
November 9, 2020
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, November 9, 2020 at 7:00 PM at 304 Pheasant Hill Drive. A quorum was established with the following members in attendance: B. Steinhagen (President), B. Stibbens (Vice President), D. Smothermon (Secretary), S. Nalls (Treasurer), P. Swearingen (ARC Chair), H. Harker (ARC Member), and K. DuLong (ARC Member). Also in attendance was David Hoye, Quail Creek homeowner. The minutes from the September 14th and October 12th meetings were approved as presented.

The Board listened to concerns expressed regarding the \$400.00 special assessment which was approved by homeowners at the Annual Meeting on October 5, 2020. Concerns were expressed concerning lack of information and communication to homeowners regarding the need for a special assessment. Also noted was that the Agenda did not include a specific agenda item for a recommendation from the Quail Creek HOA Board to vote on the proposed special assessment. S. Nalls shared that the Quail Creek CC&Rs require notification to all homeowners prior to voting at the Annual Meeting. Based on these concerns, the Board dismissed the \$400.00 for street repairs. Further discussions involved detailed information related to the planned scope of work for the street repairs. D. Hoye shared information related to prior work completed on streets and requested that new Board members reach out to prior Board members when addressing street repairs. Current Board member, P. Swearingen, provided research and information related to recommendations previously presented to the Board. The Board agreed to continue to gather information and provide proper communication to all homeowners prior to recommending an Annual Assessment for street repairs.

The monthly financial report was tabled due to transitioning to new Board members and lack of time to review and prepare information.

The ARC Chair reported that one application was received without complete information. The ARC would be in contact with the homeowner to complete the process.

The question put by the chair that the December Regular Board of Directors Meeting be held on December 14, 2020 at 7:00 PM at 304 Pheasant Hill Dr was adopted.

In Executive Session, the Board reviewed and discussed homeowner violations and account balances. The Board also discussed pending litigation. The Board approved for Goodwin and Co. to send a violation notice to homeowner account number 221942 and to work with homeowner account number 221985 to resolve outstanding balances based on Board approved amounts.

The meeting adjourned at 8:49 PM.