

Quail Creek Homeowners Association
Annual Board Meeting Minutes
October 4, 2021
7:00 PM
275 Pheasant Hill Drive

The Annual Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, October 4, 2021 at 7:00 PM at the home of Perry Swearingen at 275 Pheasant Hill Drive. A quorum was established with 38 members including proxies at the meeting. The meeting was called to order at 7:13 PM. A review of the Rules of Order of Business was presented.

The meeting agenda was presented for approval.

Election of the Permanent Meeting Officers was conducted. All positions were filled by unanimous consent with Bob Steinhagen acting as the Permanent Chair, Ken Daulong as Sargent of Arms, and Debbie Smothermon as Secretary for the meeting.

The minutes from the Annual Meeting on October 5, 2020 were approved as presented.

President Steinhagen began his annual report by allowing homeowners to introduce themselves as several new homeowners were in attendance. The President highlighted actions of the HOA Board over the past year, which included:

1. The President reviewed the reasons that the HOA entered into contract with Goodwin and Company. He shared that the expectations for the support the HOA would receive were not met and that Board members were actually doing much of the work delegated to the management company. Because of this, the Board canceled the contract with the Goodwin and Company Management Company. President Steinhagen reminded homeowners that the HOA is a governing body for the neighborhood and that all homeowners are agreeing to the covenant when they move into the neighborhood.
2. Information was shared to update homeowners on the lawsuit which was settled. The settlement received from the Defendant/homeowner was \$7,500. An additional \$2,500 was received from Goodwin and Company to help with the cost of legal expenses.
3. An update of legislative changes to HOA law was briefly shared.

The Treasure's Report was presented by Shana Nalls. Information was provided regarding ongoing expenses for RCH Water, Farmers Electric, and JG Landscaping. Items to be included in the 2022 budget were: an increase in landscaping costs to replace shrubs lost in the freeze, funding for updating street signage, and sealant for cracks/street repairs. Due to the cost of concrete, major street repairs were not included in the budget and no special assessment for 2022 was presented. No increase in annual dues would occur in 2022.

President Steinhagen shared that changes in HOA laws will require a ballot initiative in order to bring the Quail Creek CC&Rs and Bylaws in compliance with state law. This was previously

done in 2015. Board members will study the new laws and current CC&Rs and Bylaws to create a ballot showing old language and new language to assist homeowners in voting for changes. Other items to be included in a ballot initiative include: Restructuring of the ARC, prohibition of short term home rentals, and limiting the number of unrelated residents within homes.

Section 5.10 of the Bylaws allows homeowners to present a motion or motions for inclusion at the Annual Meeting. One motion was presented for consideration: Homeowner Grant Ashmore presented a motion to charge the new HOA Board to study costs for continued improvements to the Clint Packer Memorial Park and bring information back to homeowners. Motion passed.

Election of the 2021-2022 HOA Board members was conducted. The following slate of officers was presented for voting and approved by unanimous consent:

- President – Bob Steinhagen
- Vice President – Ken Daulong
- Treasurer – Shana Nalls
- Secretary – TBD
- Members at Large –
 - Herb Harker
 - Beverly Stibbens
 - Daryl York
- ARC Members –
 - Perry Swearingen
 - Shawn Allen
 - Grant Ashmore

The slate of officers was approved as presented. Receiving the majority of votes for the ARC committee, Perry Swearingen will serve as the ARC Chair.

President Steinhagen reminded all homeowners of the upcoming Annual National Night Out to be held on Tuesday, October 6, 2021 at the Clint Packer Memorial Park. All homeowners were encouraged to attend and meet new neighbors and local law enforcement who attend the event.

The meeting adjourned at 9:12 PM.