

Quail Creek Homeowners Association
Board Meeting Minutes
October 19, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, October 19, 2021 at 7:00 PM. A quorum was established with the following members in attendance: President, Bob Steinhagen, Vice President, Ken Daulong, Treasurer, Shana Nalls, Members-At-Large, Herb Harker, Bev Stibbens, & Daryl York. ARC Chair, Perry Swearingen, was also in attendance. No other homeowners attended the meeting.

Bob Steinhagen served as Secretary in the absence of one.

Bev Stibbens moved to approve the September 21, 2021, board meeting minutes, seconded by Herb Harker. Motion was approved by unanimous consent without objection.

Discussion regarding the absence of a secretary prompted the Board to recommend an email be sent to homeowners asking for volunteers to serve in this position.

Treasurer, Shana Nalls, presented the financial report which includes the Income statement and balance sheet. The budget was calculated with no increase to the annual assessment for the 2021/2022, which was the recommendation of the Board. Last month's expenses were the same. As of the time of the meeting, 4 homeowners' annual assessment remain unpaid. Treasurer has sent two letters and two e-mails to each of the delinquent homeowners. The Board agreed to send one final letter, certified, before handing this over to the HOA attorney for collections.

V.P., Ken Daulong moved to approve reimbursements to print budget and treasurer's report for the annual meeting (\$26.85), seconded by Bev Stibbens. Motion passed by unanimous consent without objection.

Perry Swearingen reported that no new requests came to the ARC.

Discussion regarding the filling of cracks in the streets and Ken Daulong will lead this effort. Mr. Daulong will get clarification on the cracks that are to be filled.

The question put by the chair that the November Regular Board of Directors Meeting be held on Tuesday, November 16, 2021, at 7:00 PM at 304 Pheasant Hill Dr. was adopted by unanimous consent without objection.

The Board recessed into Executive Session at 7:45 PM and reconvened the meeting at 8:15 PM. The Board approved for a notice be sent to homeowner account #221965 for parking truck on street. The Board also approved a violation notice be sent to homeowner account #221943 with fine enforcement policy for storage of a unlicensed ATV vehicle on premises.

The meeting adjourned at 8:25 PM.