

Quail Creek Homeowners Association
Board Meeting Minutes
November 16, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, November 16, 2021 at 7:03 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.

Ken Daulong moved to approve the October 19, 2021 Board Meeting Minutes, seconded by Bev Stibbens. Motion was approved by unanimous consent without objection.

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 income & expenses were consistent with the budget. As of the time of the meeting, 2 homeowners' annual assessment remain unpaid. In addition to two letters and two e-mails to each of the delinquent homeowners, the Treasurer also sent one final letter, certified, to the three outstanding.

Bev Stibbens & Herb Harker reported receiving ARC emails via the HOA email account.

V.P., Ken Daulong moved to approve reimbursements to copies for annual notice & enclosures (\$26.89), postage for annual meeting (46.40), and three certified letters (\$20.28), seconded by Bev Stibbens. Motion passed by unanimous consent without objection.

Perry Swearingen reported 2 requests. 1 for fence replacement in black wrought iron. 1 for driveway repair. 2nd request for a pipeline to replace the bar ditch.

Discussion on dedicatory instruments was reported by Shana Nalls regarding statutory changes from 2015 to 2021 & discussion regarding some of the changes helped to guide the process of assembling a 60-day ballot initiative.

Ken Daulong reported multiple attempts to contact contractor for filling cracks in streets without success. He will continue to work to connect with him by the next meeting.

The question put by the chair that the December Regular Board of Directors Meeting be held on Tuesday, December 14, 2021 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

The Board recessed into Executive Session at 8:30 PM and reconvened into session at 9:30 PM. The Board approved for a notice be sent to homeowner account #221931 for a screening fence that is out of compliance with the CC&R's as well as a screening fence extending from the rear

of the house that violates the 8 ft height limit; no application was submitted to the ARC in accordance with CC&R's. Complaints from homeowners have prompted the Board to cite 7.5(I) regarding offensive or annoying activity regarding barking dogs be placed in the QCHOA newsletter and on the website in hopes of avoiding sending notice to homeowners that are in violation of the CC&R's. The Board will respond #221948 to a legal notice from a homeowner's counsel regarding a request for a hearing, as the home has since been sold to another. The Board will to send a courtesy notice to #347329 regarding driving at an unsafe speed witnessed by homeowners who saw their vehicle driving past a child on a scooter in the street, which could have resulted in injury or death of the child.

The meeting adjourned at 9:35 PM.