

Quail Creek Homeowners Association
Board Meeting Minutes
December 14, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, December 14, 2021 at 7:04 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. No other homeowners attended the meeting.

Bob Steinhagen served as Secretary in the absence of one.

Ken Daulong moved to approve the November 16, 2021 Board Meeting Minutes, seconded by Shana Nalls. Motion was approved by unanimous consent without objection.

Treasurer, Shana Nalls, presented the financial report which includes the Income statement and balance sheet. All annual assessments have been paid! Last month's income & expenses were consistent with the budget. Shana highlighted a significant increase to the water bill for the front of the development, which is being investigated. The sprinkler system will also be cut back during winter. Shana reported that Goodwin has not yet been removed from the insurance policy but is being addressed.

No new applications to the ARC have been received.

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, January 18, 2022 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. This was not completed last month due to technical changes to the email server.

The meeting adjourned at 8:11 PM.