

**Quail Creek Homeowners Association**  
**Board Meeting Minutes**  
**January 11, 2021**  
7:00 PM  
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, January 11, 2021 at 7:01 PM. 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 via conference call (ARC Chair), H. Harker (ARC Member), and K. Daulong (ARC Member). The minutes from the December 14, 2020 meeting were approved as presented.

Treasurer S. Nalls reported that she had emailed Goodwin and Company for clarification on HOA bank accounts and several homeowner accounts. The Board discussed the process of Goodwin and Company to notify homeowners of past due annual dues, assessments, and violation fines. S. Nalls agreed to contact Goodwin and Company regarding collection fees and to clarify homeowner account balances and steps taken to date. S. Nalls updated the Board on current bank account balances and concerns with the increased amounts of money for attorney fees reducing available operating funds. With no new income until annual dues are collected in July, 2021, the Board discussed options for addressing additional legal fees and regular monthly expenses. The Board discussed D & O Insurance policy as a means to pay for ongoing legal fees. S. Nalls agreed to seek clarification with Goodwin and Company regarding denied claim and request a possible resubmission to the insurance company for consideration of coverage. The Treasurer, President, and Vice President agreed to update authorized user signatures on HOA accounts at the bank.

President Steinhagen updated the Board on the current lawsuit and the mediation scheduled for January 25, 2021. Board members raised questions as to the large amount of legal fees and options available moving forward.

The ARC Chair reported that one homeowner request for building a pool had been approved. The ARC committee worked with one homeowner regarding a request that was originally denied due to asphalt driveway and the 80/20 rule of masonry. The request was resubmitted with required changes and verbally approved contingent on revised elevation plans. P. Swearingen reported that evaluation of street repairs and a plan for improvements was put on hold due to weather but would be forthcoming.

The Board discussed the need for a Spring Newsletter to all homeowners. Potential topics included: street repairs, possible annual assessment, speeding cars, drainage, homeowner landscapes, and ARC process for home additions.

The question put by the chair that the January Regular Board of Directors Meeting be held on February 8, 2021 at 7:00 PM at 304 Pheasant Hill Dr was adopted.

In Executive Session, the Board reviewed and discussed homeowner violations and account balances and the pending litigation and upcoming mediation. The Board approved for Goodwin

and Company to send a violation notice to homeowner account number 221942. Also discussed was concern regarding an individual who walks throughout the neighborhood playing loud music. This individual does not live in the Quail Creek subdivision.

The meeting adjourned at 9:16 PM.