

**Quail Creek Homeowners Association**  
**Board Meeting Minutes**  
**February 8, 2021**  
7:00 PM  
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, February 8, 2021 at 7:00 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 (ARC Chair), H. Harker (ARC Member), and K. Daulong (ARC Member). The minutes from the January 11, 2021 regular meeting and the January 28, 2021 meeting were discussed and revisions suggested. Minutes were approved with revisions.

Treasurer S. Nalls gave a review of current assets and account balances and shared the need for a transfer of \$5,900 from the HOA money market account to the checking account. Two homeowner accounts with past due assessments were discussed.

The ARC Chair reported that a request from homeowner #221971 had been received and approved. One previously submitted request from homeowner #221950 was reviewed and verbal approval was provided based on receipt of revised elevation drawings. The ARC Chair provided an updated on the status of recommended plans for street repairs. Plans will be presented at the July 2021 Board meeting for review and discussion.

The Board discussed a request from N. Peters for purchase and spreading of eight yards of mulch for landscape improvements at the entrance to the subdivision at a cost of \$1,039.20. A motion to approve was made and seconded with discussion following regarding the possibility of homeowners providing labor to reduce cost. The motion was postponed for further discussion at the March meeting.

The question put by the chair that the March Regular Board of Directors Meeting be delayed one week due to spring break and be held on March 15, 2021 at 7:00 PM at 304 Pheasant Hill Dr was adopted.

In Executive Session, the Board approved for Goodwin and Company to send a violation notice to homeowner account #221942. Also approved were courtesy notices to be sent to homeowner account number #221970 and #221945. The Board approved for Goodwin and Company to update homeowner account #221985 based on receipt of payment. Board reviewed and discussed the pending litigation. After discussions, the Board directed President Steinhagen on approved negotiations for settlement in ongoing homeowner litigation.

The meeting adjourned at 9:25 PM.