

Quail Creek Homeowners Association
Board Meeting Minutes
March 15, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, March 15, 2021 at 7:03 PM. A quorum was established with the following members in attendance: B. Steinhagen (President), B. Stibbens (Vice President), D. Smothermon (Secretary), P. Swearingen (ARC Chair), H. Harker (ARC Member), and K. Daulong (ARC Member). The minutes from the February 8, 2021 were approved as presented.

D. Smothermon shared information from S. Nalls (Treasurer) related to monthly financials. The February financials showed an incorrect payment to Constellation Energy. The treasurer contacted Goodwin and Company for correction and requested a refund to Quail Creek HOA. Also noted were that RCH water and JG Landscape bills were not paid in February, but would soon be processed for payment. The February financials also showed an unexplained transfer of funds in the amount of \$1,609 from the Operating account to the MMA account. This transfer was an error made by the management company and will be corrected by Goodwin and Company. The Treasurer is also working with Goodwin and Company to receive credit of \$2,500 to support legal fees and to finalize any outstanding legal fees from recent litigation settlement.

The Board discussed the need for landscaping mulch totaling \$1,039.20 as presented at a previous board meeting. This expenditure was placed on hold until an evaluation of landscaping needs could be determined based on the potential loss of plants during the winter storm.

The ARC Chair reported that a request from homeowner #221956 for drainage upgrades had been received and approved. A request from homeowner #316395 for the addition of a new fence and from homeowner 226054 for installation of skylights were approved. P. Swearingen shared concerns received from homeowner #221946 regarding ongoing drainage issues on the neighbor's lot which was causing erosion on his property. P. Swearingen agreed to contact homeowner to discuss possible cause of drainage issue.

Homeowner #221985 notified the Board that plumbing issues caused from the extreme cold weather required storing of items from the garage onto the driveway would be necessary until repairs could be completed.

The question put by the chair that the April Regular Board of Directors Meeting be held on April 12, 2021 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

In Executive Session, the Board discussed the process for informing homeowners about the recent legal settlement. The Board agreed to contact the HOA attorney for legal advice and final terms of the agreement. The Board also discussed contract renewal with Goodwin and Company. Additional homeowner concerns were shared, but no actions were taken regarding these issues.

The meeting adjourned at 8:43 PM.