

Quail Creek Homeowners Association
Board Meeting Minutes
April 19, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, April 19, 2021 at 7:07 PM. A quorum was established with the following members in attendance: B. Steinhagen (President), B. Stibbens (Vice President), D. Smothermon (Secretary), S. Nalls (Treasurer), H. Harker (ARC Member), and K. Daulong (ARC Member). Homeowners Rhonda and Stan Smith attended as guests. The minutes from the March 15, 2021 were approved as presented.

S. Nalls (Treasurer) shared monthly financials and balances in each account. The treasurer shared concern regarding 4 invoices totaling \$4, 548.00 for legal fees to Manning and Meyers and had previously asked Goodwin and Company if these fees could be paid once the homeowner made payment to the HOA. Also discussed was the monthly fee for the services of Goodwin and Company and the increase of \$15.00 per month for 2021. The Board discussed a previous request from homeowner, N. Peters, for landscaping improvements to the entrance to the subdivision. Because of the loss of plants due to the winter months, a new landscape design was suggested at an estimated cost of \$250.00. The Board discussed contacting Quail Creek homeowner, D. Keeling, who owns a landscape company, for an estimate of design and possible replacement cost for landscape needs. H. Harker agreed to contact D. Keeling for information. The treasurer noted the need for moving funds from American National to Goodwin and Company to ensure adequate funds were available for legal fees and potential landscaping needs.

The ARC Chair reported that one request was received and withdrawn. Concerns were shared regarding the installation of an 8 ft privacy fence not approved by the ARC and the possible storing of an RV in the backyard of the residence. Members of the ARC agreed to contact homeowner for information.

The question put by the chair that the Regular Board of Directors Monthly Meetings be moved from the second Monday of each month to the third Tuesday of each month was adopted. The next regular meeting would be held on May 18, 2021 at 7:00 PM at 304 Pheasant Hill Drive.

The Board discussed the previous court case and the need to communicate to homeowners regarding the results and costs incurred by the HOA. President Steinhagen agreed to compose a letter stating facts of the case and send to legal counsel for review. The Board will review the letter before sending to homeowners. The Board approved in a vote of 5 to 1 to accept compensation from Goodwin and Company in the amount of \$2,500 for assistance with legal fees.

The Board agreed to discuss the contract with Goodwin and Company at the May meeting. If the contact were not renewed, what steps would need to be taken to receive information, sample letters to homeowners, record keeping for violations and certified letters, and financial accountability. The Board also discussed additional steps that the Board would need to take to

maintain financial records, storage of information, create correspondence logs, etc. to conduct HOA business and ensure compliance to CC&Rs for Quail Creek.

In Executive Session, the Board discussed ongoing concerns shared by homeowners regarding excessive speed by drivers in the subdivision. B. Steinhagen agreed to include concerns in the next homeowner newsletter. The Board approved courtesy notices be sent to homeowner accounts # 221950 and homeowner account #246624. Also approved was request to the City of McLendon Code Enforcement to investigate potential violation of the CC&Rs for the Quail Creek HOA. Account balances for homeowner account #221961 and #221986 were reviewed. S. Nalls would contact homeowner #221986 for possible payment plan to resolve outstanding fees.

The meeting adjourned at 9:04 PM.