

Quail Creek Homeowners Association
Board Meeting Minutes
May 18, 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 7:00 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 March 15, 2021 were approved as presented.

S. Nalls (Treasurer) shared monthly financials and balances in each financial account. The treasurer shared that the HOA had received funds from one homeowner to clear an outstanding account balance and received the monthly payment for the legal settlement. The \$2,500 from Goodwin and Company to help with legal expenses was also received. In addition, a transfer in the amount of \$2,205.00 from the money market to the checking account was necessary to cover expenses for the month. The treasurer noted that a review of accounts and legal fees for the recently settled lawsuit totaled \$9,878.50 fees charged to the HOA.

The ARC Committee reported that one request was received and approved. One additional request was previously submitted and included two components. One was approved and one was retracted by the homeowner. P. Swearingen agreed to contact one homeowner to ensure understanding that prior approval was required before construction could begin. The Board requested that the ARC Chair follow up with homeowner #246624 regarding changes to the home that were completed without submitting a request or receiving prior approval from the ARC.

The Board discussed the need for landscape improvements at the entrance to the subdivision. After hearing from committee members regarding the meeting with D. Keeling for a landscape design plan, the Board agreed to wait until early in the fall for a design plan and new plants. The Board approved an expenditure not to exceed \$2,000 to JG Landscape for removal of dead plants, plants for summer color, and mulch. This would provide landscape improvements at a minimal cost until the Board could get a comprehensive landscape design and budget for improvements.

After several months of discussions, the Board voted 7-0 to cancel the contract with the management company of Goodwin and Company. Members agreed that several areas of concern had been noted and agreed that the HOA Board members could carry out the work currently being handled by Goodwin and Company. Discussions centered around what systems would need to be developed and which Board member would be responsible for various areas of work. These items will be included on the meeting agenda for June.

The question put by the chair that the June Regular Board of Directors Meeting be held on Tuesday, June 15, 2021 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

In Executive Session, the Board approved a courtesy notice be sent to homeowner account #221986 for landscaping concerns and a violation notice be sent to homeowner #246624 for failure to submit request to the ARC before making structural changes.

The meeting adjourned at 9:05 PM.