

**Quail Creek Homeowners Association**  
**Board Meeting Minutes**  
**June 22, 2021**  
7:00 PM  
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, June 22, 2021 at 7:00 PM. A quorum was established with the following members in attendance: B. Steinhagen (President), B. Stibbens (Vice President), S. Nalls (Treasurer), H. Harker (ARC Member), and K. Daulong (ARC Member). The minutes from the May 18, 2021 were approved as presented.

Brett Packer (member) was in attendance to address the board. He spoke with them about possible addition of a driveway to the side of his property for access to the pasture directly behind.

S. Nalls (Treasurer) shared monthly financials and balances in each financial account. The treasurer agreed to be the point of contact with Goodwin for the transfer of all funds and information.

The ARC Committee reported that five requests were received. One is pending approval, 2 were approved and 2 were inquiries.

The Board thanks Ken Daulong for patching a hole on Quail Creek and for agreeing to repair a few small ones. President Steinhagen will research the purchase of a new “No Solicitor” sign for the entrance. The old one is faded, and needs replaced.

The Board discussed the recent work on the entrance landscaping. JG Landscape did the removal of all dead shrubs, purchased and spread mulch and seasonal color for \$1,500. This is \$500 under budget. Martinez Lawn has agreed to treat the entrance area and fertilize 4 times a year for no cost.

Duties of officers was discussed with the termination of the management contract. The President will take on all violation and fine letters and file a new management contract notice with the county. The Vice President will maintain a compliance log of all courtesy notices, violations and fines. The Treasurer will take over all financial tasks. The Treasurer will also research our upcoming Insurance policy needs.

The question put by the chair that the July Regular Board of Directors Meeting be held on Tuesday, July 20, 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 #246624 for RV parked on property. Account # 221943 for ATV parked on property and reminder of on street parking rule and Account # 221945 boat parked on property.

The meeting adjourned at 8:45 PM.