

Quail Creek Homeowners Association
Board Meeting Minutes
August 17, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, August 17, 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). Also attending the meeting as guests were homeowners, Mr. and Mrs. Houston Tullos. The minutes from the meeting on July 27, 2021 were approved as presented.

S. Nalls (Treasurer) shared monthly financials and balances in each financial account. The treasurer shared that the account used by Goodwin and Company at Western Alliance would be closed within a few days and funds transferred into the HOA operating account. The treasurer provided information related to payment of annual homeowner dues: Eleven homeowners have not paid dues and five homeowners owe an additional \$42.35 due to the incorrect letter with inaccurate payment amount received from Goodwin and Company. The Board approved the following reimbursements:

- K. Dulong for street patch in the amount of \$62.48
- B. Steinhagen for file management certificate in the amount of \$31.00
- S. Nalls for stamps in the amount of \$22.00

S. Nalls shared the final transition steps as the HOA moves away from the management company of Goodwin and Company:

- Receipt of cashier's check as the Western Alliance account is closed.
- All documents are on a thumb drive.
- Historical documents will be scanned and saved for future reference.
- Neighborhood plat will be scanned.

The ARC Committee reported that no new requests were submitted. Committee members did share that a sidewalk had been poured at home that did not receive prior approval. The Board discussed recent legislative updates that require changes in the ARC committee and Board membership effective September 1, 2021. Each current ARC member must decide to stay on ARC or resign and possibly serve in an at-large position. Both ARC members Ken Dulong and Perry Swearingen choose to remain, and Herb Harker resigned from the ARC Committee. The Board voted for Houston Tullous to fill the vacancy created by Herb Harker. These memberships are only for the month of September. The next annual meeting agenda will include election of Board positions. Ken Dulong reported that a consultant would be in the neighborhood evaluating street repair needs and providing information related to costs to the Board.

Bob Steinhagen (President) updated the Board on legislative updates that impact the current CCRs for Quail Creek. A ballot initiative will be necessary at the annual meeting for items in the

CCRs that do not align to current CCRs. The Board also discussed the need to notify homeowners of the October annual meeting and include information related to statutes and a possible special assessment for street repairs.

The question put by the chair that the September Regular Board of Directors Meeting be held on Tuesday, September 21, 2021 at 7:00 PM at 304 Pheasant Hill Dr. was adopted. The Board also voted for the Annual Meeting of Homeowners to be held on Monday, October 4, 2021, at 7:00 PM at 275 Pheasant Hill Drive, the home of Perry Swearingen. Discussions occurred regarding transitioning new Board members and the date of Tuesday, October 19, 2021 was approved for this meeting of current Board members and newly elected members.

In Executive Session, the Board approved courtesy notices be sent to homeowner accounts:

#221962 for mower on the driveway

#246624 for trailer on the driveway

#347329 for landscape needs

#286407 for unfenced pool equipment

#221939 for unfenced pool equipment

\$221946 and #221966 for items stored on driveway

The Board also approved a violation notice be sent to homeowner account #221945 for storage of a boat visible from the street.

The meeting adjourned at 9:43 PM.