

Quail Creek Homeowners Association
Board Meeting Minutes
September 21, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, September 21, 2021 at 7:01 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). Also attending the meeting as guests were homeowners, Brett Packer and Kristen Fuller. The minutes from the meeting on August 17, 2021 were approved with two changes to be made.

Homeowner Brett Packer shared that the Annual National Night Out would be held on October 5, 2021 from 6:00 to 7:00 PM at the Clint Packer Memorial Park in the Quail Creek Subdivision. He would take care of posting a banner to encourage all homeowners to attend. Mr. Packer volunteered to pick up food to be donated by Southern Junction. Homeowner Kristen Fuller shared a historical perspective on the variance for the wooden fence at 257 Pheasant Hill. Discussion followed as to the transferring of the variance to new homeowners once the house sells. The condition of the fence was also discussed as needing to be improved and that new homeowners needed to be made aware of the variance. The question was raised as to the status of street repairs and the extreme cost of concrete at this time. It was suggested that the Board delay street repairs until it was more cost efficient.

S. Nalls (Treasurer) shared monthly financials and balances in each financial account. To date, six homeowners have unpaid annual dues and 2 homeowners have a balance due of \$42.35. Letters were sent to all homeowners with past due accounts and included information regarding payment plans. The Treasurer reported that the HOA insurance policy would increase approximately \$50.00. Other types of insurance policies were discussed as potential needs.

The ARC Committee had no submitted requests for the month.

The Board discussed status of community governed signage noting that some of the current signs were in need of replacement, specifically "speed limit" signs and "no solicitation" sign.

Bob Steinhagen (President) led a discussion of planning for the upcoming Annual Meeting:

- Notification to homeowners no later than 10 days prior to the meeting.
- Post notification and information on the website.
- Email all homeowners and send notifications via US Mail.
- Send out the agenda to all homeowners 144 hours prior to the meeting and include information about homeowner request to be included on the meeting agenda.
- Create agenda and include budget items and increases including costs of new signage.

The question put by the chair that the October Regular Board of Directors Meeting be held on Tuesday, October 19, 2021 at 7:00 PM at 304 Pheasant Hill Dr. was adopted. This meeting will serve as a transition meeting from previous Board members to the newly elected members.

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

#221948 for fence repair

#221948 for drainage ditch

#221962 for small utility trailer

#221965 for parking truck on street (verbal notification by Board President)

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

The meeting adjourned at 9:55 PM.