

Quail Creek Homeowners Association
Board Meeting Minutes
January 18, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, January 18, 2021 at 7:00 PM. A quorum was established with the following members in attendance: President, Bob Steinhagen, Vice President, Ken Daulong, Members-At-Large, Herb Harker, & Bev Stibbens. Treasurer, Shana Nalls attended remotely via phone. Absent from the meeting were Daryl York & ARC Chair, Perry Swearingen. Homeowner Tish Bruckner was also in attendance.

Bob Steinhagen served as Secretary in the absence of one.

Ken Daulong moved to approve the December 14, 2021 Board Meeting Minutes, seconded by Bev Stibbens. Motion was approved by unanimous consent without objection.

President Steinhagen presented Tish Bruckner as a candidate for Secretary, who offered to serve following an email appeal to homeowners, which asked for volunteers. Discussion ensued regarding the practical nature of the work involved in adherence with the Bylaws as well as appointing someone to fill an open seat. No other homeowner volunteered to serve. The Board also answered other questions brought up by Mrs. Bruckner and all expressed gratitude for her willingness to serve. Bev Stibbens formally nominated Tish Bruckner to serve as Secretary. By a unanimous vote, Mrs. Bruckner was appointed to serve as Secretary, beginning at the next meeting.

Treasurer, Shana Nalls, presented the financial report which includes the Income statement and balance sheet. Last month's income & expenses were consistent with the budget. Shana again highlighted the increase to the water bill for the front of the development, which continues to be investigated.

No new applications to the ARC have been received.

Discussion on dedicatory instruments was reported by Shana Nalls regarding statutory changes from 2015 to 2021 & discussion regarding some of the changes helped to guide the process of assembling a 60-day ballot initiative. Shana will distribute the changes made to the documents for review and discussion at the next meeting.

The question put by the chair that the December Regular Board of Directors Meeting be held on Tuesday, February 15, 2022 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

The Board recessed into Executive Session at 8:05 PM and reconvened into session at 7:45 PM. The Board approved for a notice be sent to the following homeowners:

Account #221931 for a screening fence that is out of compliance with the CC&R's as well as a screening fence extending from the rear of the house that violates the 8 ft height limit; no application was submitted to the ARC in accordance with CC&R's.

Account #2211942 for rocks that have remained in front of the garage for an extended amount of time.

Account 221987 for barking dogs, which neighbors complain are creating a disturbance to the peace & tranquility of the neighborhood.

The meeting adjourned at 8:11 PM.