

Quail Creek Homeowners Association
Board Meeting Minutes
February 15, 2021
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, February 15, 2021 at 7:00 PM. A quorum was established with the following members in attendance: Bob Steinhagen, (President) Ken Daulong (Vice President), Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, & Bev Stibbens (Members-At-Large).

The minutes from the meeting on January 18, 2022 were approved by unanimous consent without objection or changes.

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.

The ARC Committee had no newly submitted requests for the month.

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.

ARC policy that further develops responsibilities of the ARC and provide greater guideline on record keeping and processes. Due process policy required out of the statute to notify homeowners. CCR associated with ARC will need to be defined and communicated.

The question put by the chair that the March Regular Board of Directors Meeting be held on Tuesday, March 22, 2022 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

The Board recessed into Executive Session at 7:50 PM and reconvened into session at 8:06 PM.

The Board approved for a notice be sent to the following homeowners:

Updates to previously delivered notices to 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.

An application was submitted on February 2nd but did not include drawings. Homeowner stated he will submit appropriate documents.

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

A new complaint came in about the same dogs previously reported for barking and disturbance. Homeowner has received the first notice on their dogs.

The meeting adjourned at 8:06 PM.