

Quail Creek Homeowners Association
Board Meeting Minutes
March 22, 2022
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, March 22, 2022 at 7:04 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). Absent from the meeting were Daryl York & ARC Chair, Perry Swearingen

Brett Packer (Homeowner – 322 Pheasant Hill) Carlos Rojas and Alicia Packer Rojas were also in attendance.

The minutes from the meeting on February 15, 2022 were approved with one change to notate the absence of Daryl York from February's meeting by unanimous consent without objection.

Brett Packer – daughter Alicia Rojas and her husband Carlos Rojas discussed plans to build a home within the land adjacent to the Packer residence.

Provided by the Rojas were pictures/diagrams of recommendation of driveway running across the land from build site to the cul-de-sac on Pheasant Hill.

A review was done by Mr. Coker, AICP, CBO Dallas City Planner, and it was communicated to the Rojas that the Quail Creek streets are public streets open for public use.

Board of adjustment for a variance has not been filed.

Survey is in process, and they are building the packet.

No information on what the 911 address would be.

The Rojas are not interested in being part of the HOA, but have stated they are willing to help to maintain streets.

Homeowners within Quail Creek are responsible for maintenance of all streets, lights and signs.

Further assessment of the request will continue; Mr. Packer and the Rojas family thanked the Board for consideration and left the meeting.

At the end of the discussion the Rojas stated they would review the CC&Rs and reconsider the HOA participation.

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. No reimbursements to discuss.

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 created a task list for changes.

ARC policy that further develops responsibilities of the ARC and provide greater guideline on record keeping and processes. CCR associated with ARC will need to be defined and communicated.

The question put by the chair that the April Regular Board of Directors Meeting be held on Tuesday, April 12, 2022 at 7:00 PM at 304 Pheasant Hill Dr. was adopted.

The Board recessed into Executive Session at 8:28 PM and reconvened into session at 9:33 PM.

A review by the QCHOA attorney is needed for the Packer/Rojas request.

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; 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.

No further issues since a courtesy email was sent.

The meeting adjourned at 9:34 PM.