

**Quail Creek Homeowners Association**  
**Board Meeting Minutes**  
**April 12, 2022**  
7:00 PM  
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, April 12, 2022 at 7:01 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), Daryl York & ARC Chair, Perry Swearingen

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

Alicia and Carlos Rojas provided an update to the request for an easement at 322 Pheasant Hill drive and presented a written request to join the HOA.

Next Steps: Board will assess the appropriate process to achieve consent to add an additional home to the HOA. The Board will validate the process, create the form to achieve neighborhood consent, and Board members will participate in neighborhood door to door campaign with the Rojas family.

A status will be provided to the Rojas family by Friday April 15 on the process to be followed for approval.

Minutes from the March 22 meeting were approved with a change to notate that the Rojas stated they would review the CC&Rs and consider 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.

Continue to review water usage. JG provided an estimate for 8 yards of mulch and 4 flats of lantana \$1515.40. Budgeted \$4K for front entrance. Shana moved to go forward with the JG Landscaping estimate, approved unanimously.

No reimbursements to discuss.

It was determined that the city owns the streets of Quail Creek.

We will need to discuss street status, notify homeowners and how we move forward with capital improvement fund.

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 provided documents for review and updates.

The question put by the chair that the May Regular Board of Directors Meeting be held on Tuesday, May 10, 2022 at 7:00 PM at 304 Pheasant Hill Dr. and was adopted.

The Board recessed into Executive Session at 8:49 PM and reconvened into session at 9:08 PM.

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; Homeowner has submitted appropriate documentation for review. And the fencing has been approved.

Account: 221948a

Send courtesy notice to address fencing.

The meeting adjourned at 9:09 PM.