

Quail Creek Homeowners Association
Board Meeting Minutes
May 10, 2022
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, May 10, 2022 at 7:02 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, Daryl York (Members-At-Large), ARC Chair, Perry Swearingen

Minutes from the April 12th meeting were approved with an update to remove notification addresses.

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. Reimbursements for printing from Office Depot for Special Meeting Ballot \$302.78 was approved.

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. Shared via Cloud to allow editing and comments of documents by all.

Shana recommended a timeline to finalize the document review.

- 5/10/22 – 6/13/22 Proof & Feedback from Board
- 6/14/22 Board approval of proposed wording
- 6/15/22 – 6/30/22 Format / print ballots
- 7/01/22 – 8/31/22 60-day Ballot Initiative
 - Board to distribute ballots, answer questions & raise awareness
- 9/01/22 – 9/30/22
 - Hold election results approximately 1st week
 - Board vote to approve rules and approved amendments approximately 9/13/22
 - Record approved rules and amendments @ Rockwall County Courthouse by EOM
 - After recording, revised docs distributed to members

Special meeting to be held on May 12th with a member vote on the request by Carlos and Alicia Rojas to add a lot to the neighborhood just beyond 322 Pheasant Hill which would be accessed via an easement. If approved, membership in the Quail Creek HOA will be required of the new owners and this will be accomplished by either replatting Quail Creek Phase 2 or creating Phase 3, whichever is found to be most cost effective.

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

The Board will need to discuss the going-forward maintenance and repair responsibilities of the streets with the City of McLendon-Chisholm and once understood, how we move forward with the capital improvement fund into the future.

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

The question put by the chair that the June Regular Board Meeting be held on Tuesday, June 14th, 2022 7:00 PM at 304 Pheasant Hill Dr. and was adopted.

The Board recessed into Executive Session at 8:16 PM and reconvened into session at 8:47 PM.

It was discussed to send a newsletter to include a reminder for homeowners to remove dead landscaping and replace landscaping consistent with that required in the CC&R.

The meeting adjourned at 9:09 PM.