

Quail Creek Homeowners Association
Board Meeting Minutes
June 14, 2022
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, June 14, 2022 at 7:02 PM. A quorum was established with the following members in attendance: Ken Daulong (Vice President), Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, Bev Stibbens, Daryl York (Members-At-Large), Perry Swearingen (ARC Chair), Shawn Allen (ARC Member), Bob Steinhagen, (President) and Grant Ashmore (ARC Member) were absent John Regan (HOA Member was in attendance)

Called to order at 7:00 pm

Minutes from the May 10th meeting were unanimously approved.

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. Submitted expenses for \$675 to pay attorney, which slightly exceeded previously approved 2 hours. Motion approved. Reimbursement \$40.02 for mailing of HOA dues invoices to members and \$27.28 to make copies of ballot for special meeting. Total of \$67.30. Approved.

It was communicated that the Rojas residence was approved by the City with 4 conditions, one of the conditions was for it to be a one residence driveway.

A neighbor requested a new No Soliciting sign to replace old and faded sign.

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.

Documents have been shared with the Board via Cloud to allow editing and comments.

The recommended timeline to finalize the document review.

All Board members should review and finalize any edits by June 25 and be sure to track changes or notify Shana if no updates.

- 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 and 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

Motion to review 8.2 as reflected in the handout. Approved. In the section 8.2 Fences & Walls a motion to include in the proposed CCR an update on the Fencing 8.2 to read:

- 1) "Swimming pool enclosures as defined by Texas Property Code 202.022 are permitted and, where used, shall consist of transparent mesh or clear panels set in black metal frames."

Unanimously approved.

- 2) "Security fencing permitted when constructed of the approved materials."

Motion that amendment presented be approved, Vote to approve change to wording. Passes unanimously.

The ARC Committee had no newly submitted requests for the month however the ARC received a letter to place a privacy fence between house and lot adjacent. Notified requestor CC&R does not allow for privacy fence in the location requested. ARC Chair communicated the need to submit any future requests via standard process.

ARC Chair, Perry Swearingen stated he would transfer the ARC Chair position to Shawn Allen due to his own personal time constraints. Mr. Allen agreed to take over this role.

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

The Board recessed into Executive Session at 8:58 PM and reconvened into session at 9:25 PM.

2 courtesy notice sent for missing ARC applications.

Newsletter updates should be sent to remind homeowners:

- To remove dead landscaping
- ARC requirements for changes to front of homes and other requirements (example = windows)

Send notice to new window homes to complete ARC documentation if they did not replace with like kind of windows. (A request for variance for clear plain windows should be submitted).

The meeting adjourned at 9:26 PM.