

Quail Creek Homeowners Association
Board Meeting Minutes
July 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, July 12, 2022 at 7:00 PM. A quorum was established with the following members in attendance: Bob Steinhagen, (President); Ken Daulong (Vice President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker (Member-At-Large), Shawn Allen (ARC Chair), absent were Bev Stibbens, Daryl York (Members-at-Large), Perry Swearingen and Grant Ashmore (ARC Members)

Called to order at 7:15 pm

Minutes from the June 14th 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. 33 homeowners have paid dues showing an increase in funds of \$10K due to these dues paid.

Review of the Sample Ballot on dedicatory instruments provided by Shana Nalls regarding statutory changes from 2015 to 2021 & discussion regarding the process of assembling the 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.

Assistance in reviewing the Sample Ballot by attendees was asked and feedback to complete the Sample Ballot by 7/23/22.

It was discussed that it would be less expensive to purchase a printer for the HOA than to use a Retail service such as Office Depot for printing of all ballots. Motion to purchase a printer for Ballot initiative with \$ to not exceed \$1000. Motion carries unanimously.

Discussion on Rojas request to address current shrubs and fencing:

Agreement by Board that pre-existing fencing and native vegetation in place prior to home building can remain. Any changes or improvements to the fence line would require review by the HOA ARC.

Any new fencing associated with the property will require approval.

Plat to be listed as Quail Creek Phase 3.

Take out "divided like" and add "vinyl" to 8.12 for window requirements. Initiative 3d.

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

The question put by the chair that the August Regular Board Meeting be held on Tuesday, August 9th, 2022 at 7:00 PM at 304 Pheasant Hill Dr. and was adopted.

The Board recessed into Executive Session at 8:05 PM and reconvened into session at 8:33 PM. Notifications to be sent to specific homes with dead or overgrown landscaping.

The meeting adjourned at 8:38 PM.