



**Quail Creek Homeowners Association
Board Meeting Minutes
September 20, 2022**

7:00 PM

McLendon-Chisholm City Hall
1371 W. Farm to Market Rd 550

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Tuesday, September 20, 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, Bev Stibbens, (Members-At-Large), Shawn Allen (ARC Chair), absent was Daryl York (Member-at-Large).

Called to order at 7:00 pm

Brett Packer (homeowner) attended the meeting to discuss the TEXAS NIGHT OUT on Tuesday, October 4th. Brett invited the HOA to help as they have in the past and Southern Junction is providing hot dogs, chips and water. Brett Packer will cooking on the Jerry Packer Mobile Smoker.

Robert Quinn (new neighbor, homeowner) attended to discuss Ballot initiative. He was notified that he will be receiving a ballot. According to the HOA Book it was not clear on who receives the ballot if in the middle of a ballot initiative a home sale occurs. (If the seller receives a ballot, should the new owner receive a ballot.) After further review, the HOA Book provides much detail on "Owner of Record", however, the Quail Creek Documents do not contemplate "record date". Bylaws 6.01, voting is limited to bona fide Members; the CC&R defines Member as the owner of a fee simple title to any lot. If a lot sells prior to the completion of a ballot initiative, the new owner would be eligible to vote.

Mr. Quinn also had a concern associated with the filing of the Management certificate with Rockwall County. The Management certificate is filed. In that nothing changed from last Member meeting, there was not a new filing completed as there were no updates. The update will be needed once we update the dedicatory instruments.

Rockwall School Fall break is the first week of October, we will need to move the annual meeting to a different week to account for the fact that many homeowners may not be available during the school Fall Break. No one disagrees with moving the date.

Minutes from the August 9th meeting updated to remove notifications, those happened the previous month. Motion approved unanimously with update occurring.

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. All but one homeowner dues have been collected. Electricity is only area that has exceeded budget.

Insurance bids discussed (3 options), recommend renewal with Amtrust with an increase of ~\$100. Insurance to cover attorney? If there is an indemnity clause, we should require insurance by the attorney to cover the potential for the HOA attorney being sued.

HOA Law Books – 4th edition is now available. Require 4 books to cover the officers. Motion to purchase 4 of the 4th edition @ a price of ~\$60 per book, Bev second, motion carries unanimously.

Reimbursement expense for postage fees for ballot initiative \$18.59. Bev motion to reimburse, Ken second. Carries without objection.

The Annual Member meeting can be held at Shana Nalls home, 291 Partridge Drive.

Requires no less than 10-day notice for meeting of the members.

Historically we have both emailed and post mailed to all homeowners. We will do the same and include in notice a proxy form and update to email address form.

Ballot initiative is due September 30th. Ken made a motion, should it be necessary to move return date out to accommodate receiving a greater number of completed ballots, we would move the due date to October 8, motion carries unanimously

A Special Board Meeting will be held by the Board for Ballot count on October 9th @ 5 pm, located at the Steinhagen home, 304 Pheasant Hill Drive. For a Special Board meeting, 72 hours advance is required and needs to include the item to be discussed (counting of the ballots).

The dates for our upcoming meetings were discussed:

Member meeting October 11, 2022 - 7 pm at 291 Partridge Drive (the Nalls' home) with arrival at 6:30 pm to provide time for check-in of all attendees

Notice needs to go out no later than 9/30 via email and Postmark no later than 9/30

Meeting topics – Ballot initiative, Streets, Budget.

Discussion of ballot initiative:

Shana has 20 ballots returned.

Require 47 affirmative votes to make changes (no ballot = no vote)

There are 2 homeowners that did not respond to the attempts to deliver at the door. Notes have been left communicating the desire for their participation.

Shana has exchanged emails but does not have final quote to finish out Park. (Take it back to original size. It was previously finished out smaller due to cost.)

The cost will be presented at the annual meeting for members to consider an increase in size of park and cost associated with it. Decision based on majority vote of people at the meeting.

Shana obtained a bid for 3 canopies that are rusting to have them painted (\$1050).

Motion to create an independent separate website hosting, email, and storage. Motion passed with no objection.

Future agendas will include a common area report to address any issues to areas of the neighborhood (entrance, park, etc.).

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

The question put by the chair that the October Regular Board Meeting be held on TBD and determined and finalized at Special Board meeting (October 9th) associated with Ballot counting.

The Board recessed into Executive Session at 9:16 PM and reconvened into session at 9:36 PM.

No action.

The meeting adjourned at 9:38 PM.