



**Quail Creek Homeowners Association**

**Board Meeting Minutes**

**October 17, 2022**

7:00 PM

McLendon-Chisholm City Hall

1371 W. Farm to Market Rd 550

The Transition Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday October 17, 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, Mike McDaniel (Members-At-Large), absent was Shawn Allen (ARC Chair).

Called to order at 7:02 pm

Minutes of the October 9th special meeting were approved unanimously with an update to include an attachment of the ballot initiative results as an Exhibit A.

Common area: Ken is working on getting estimates on 1) front entrance costs for insurance purposes and 2) guard rails and painting with reflective tape. We will ask JG for an estimate to trim the front trees in the dormant season.

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 HOA dues have been paid by all homeowners.

Questions came up from Mike on the landscaping costs and what is covered by those costs.

We recommend donation of the old HOA Law books to the library.

Motion to pay Manning and Meyers Attorney for time spent on questions associated with Ballot Initiative and voting rights. Motion and second, motion passed by unanimous consent without objection.

Rules & Policies for review:

1. Amended Order of Business Policy
2. Amended Alternative Payment Schedule
3. Amended Fine Policy
4. Amended Policy for Priority of Payments
5. Amended Recount of Votes Policy
6. Rules for Due Process Notices
7. Alternative Dispute Resolution Policy
8. QCHOA Contract Policy
9. Board Transition Task List
10. Architectural Review Committee Denial Recourse Policy

Rules & Policies need to be filed/recorded separately to maintain them as statute changes.

Motion to approve documents 1-10 by Mike, second by Ken, motion passes unanimously without objection.

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

The question put by the chair that the November Regular Board Meeting be held November 21<sup>st</sup>, 7 pm at the McLendon-Chisholm City Hall was approved.

The Board recessed into Executive Session at 7:46 PM and reconvened into session at 7:48 PM.  
No action.

The meeting adjourned at 7:48 PM.