



Quail Creek Homeowners Association

Board Meeting Minutes

November 21, 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 Monday November 17, 2022 at 7:00 PM. A quorum was established with the following members in attendance: Bob Steinhagen, (President); Shana Nalls (Treasurer) via phone, Tish Bruckner (Secretary), Herb Harker, Bev Stibbens, Mike McDaniel (Members-At-Large), Shawn Allen (ARC Chair), absent was Ken Daulong (Vice President).

Called to order at 7:02 pm

A motion by Bev and a second by Mike to approve the minutes of the October 17th Board meeting, minutes were approved unanimously.

Park advisory committee status: As discussed at the homeowners' meeting, the following homeowners have volunteered to participate on the Park advisory committee; Randy Nalls, Alicia Rojas, Mike McDaniel, Jessica Allen. We will send an email to the community to request any other participation.

The city of McLendon-Chisholm is utilizing a contracted company, NexCo General, to complete evaluations of how many miles of streets the city owns within the M-C city limits. Once they have an analysis of how many miles are owned by the city they will assign a "grade" to streets that require maintenance and prioritize for repairs based on the grade and the budget assessment. NexCo General will be evaluating the streets and be within our neighborhood to complete the evaluation.

Common area: Ken was not in attendance to provide an overall update on Common Area. Shana, in conversations with JG Landscaping was notified that we have a sprinkler leak at the front entrance.

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.

Shana provided a budget review for approval:

In that the HOA is in planning phase to update the park, the Board decided to reduce the park budget by \$1050, which was to cover repainting of the pavilion canopies, and move that money to the landscape & mowing line item to cover tree trimming and fire ant bait.

It is recommended, if possible, to transition the property insurance that is currently covering the Park equipment to cover the property at the front entrance, i.e., fence, landscape, etc., instead.

Ken will need to follow-up with the Insurance company to cancel property insurance for park equipment and move that cost of \$250 to the Front entrance costs. \$0 budget change.

It was previously agreed that we should use budget dollars to replace signs (No Soliciting).

We will require budget, \$1000 additional, to properly implement web services and hosting for our Quail Creek online presence and document management.

Budget costs for mowing as discussed: Mike spoke with a landscaper to receive estimates associated with mowing and maintenance of the community common areas. Mike will follow-up with more information.

The final numbers require an increase in budget by \$15 per homeowner from the original baselined budget provided at the annual meeting.

A motion by Bev and second by Herb for approval of the budget as discussed with an annual assessment of \$340, the motion was approved unanimous.

The new HOA annual assessment for 2023 will have a base rate of \$340.

Mike McDaniel opened a discussion on what needs to happen to reduce the Capital reserve. It is important to retain the Capital reserve to manage as a viable Board. The Capital fund allows for the Board to manage and maintain legal viability.

Shana will pull together the details on the legal expenses which occurred in the past and the timeline associated with legal costs associated with a past legal action.

ARC review: The Rojas submitted building plans for their new home within Phase 3 of Quail Creek. The plan is in review, and they requested a response by Dec. 5th.

There is a solar panel request for the home at 245 Pheasant Hill Drive and is currently pending. Initial plan would require power boxes on front of home. Denied first submission, requested new submission. The new submission cared for initial concerns of the power boxes placement, but second submission changed to place solar panels on front of home. Homeowner is planning to go with plan 2, solar panels on front of home, ARC found issues with the report provided by the vendor and requested a discussion and since that time, the Solar panel company has been unresponsive. Due to this unresponsiveness, the ARC was required to deny request and notified the Solar company they will need to address the concerns before installation.

We will require standards for Solar panels into the future, so it was discussed to write a new policy via ARC for installation of Solar panels.

The question put by the chair that the December Regular Board Meeting be held December 19, 7 pm at the McLendon-Chisholm City Hall was approved.

Shana Nalls terminated her phone call as the Board entered Executive Session.

The Board recessed into Executive Session at 8:49 PM and reconvened into session at 8:56 PM.

Member 29263A: a notice of violation of unlicensed vehicle under cover will need to be sent.

The meeting adjourned at 8:57 PM.