



Quail Creek Homeowners Association

Board Meeting Minutes

December 19, 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 December 19, 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), Shawn Allen (ARC Chair).

Called to order at 7:02 pm

A motion placed by Bev to approve the minutes of the November 21st Board meeting, Mike second the motion, minutes were approved unanimously.

Park advisory committee status:

Park advisory committee: Randy Nalls, Grant Ashmore, Alicia Rojas, Mike McDaniel, Jessica Allen, John Regan. Shana's recall is Grant Ashmore expressed interested, we will confirm his participation. Bob recommends that a member of the board participate in the committee. Mike volunteered to act as Chair for the Park Committee at this time. Committee is asked to set a schedule to plan for meetings, coordination, and communication. The question to the committee is "What is the vision for the Park?"

- Possibility to send a survey of open-ended questions to the homeowners of what they would like to see.
- Committee's job is to provide recommendations toward the vision to the Board.

Tish will send an email to the committee announcing Mike as the Chair.

Common area:

- 3 barriers need straightening and welding with an estimate of \$2100 and includes painting of all. Ken will follow-up with Monty Gibson for a written estimate including itemized list.
- The cost from JG Landscaping to raise the canopies on the trees is \$866 w/ tax. Ken motion to have JG Landscaping raise the canopies of the trees in the front entrance, second by Mike, carries unanimously.
- Ken to send a note to Konrad (City Administrator M-C) about a required street repair at the front entrance. It was determined that the cracked street has settled on the irrigation line causing it to crack. Board is concerned that an irrigation repair without an accompanying street repair may not be a long-term fix.
- HOA will not move forward with replacing 'No Soliciting' sign because it is unenforceable by the HOA because the streets are publicly owned. It was noted that individual homeowners may enforce No Soliciting upon their individual properties.

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.

To improve irrigation water management, Ken will contact JG Landscaping on getting an estimate to set up a flow meter that will alarm in the event of an irrigation break at the front entrance. Ken will pick up street patch repair for front entrance (3 bags) where potholes have developed across the width of the street. It's intended as a low-cost, temporary solution for the comfort of the neighbors until such time as the city has a repair plan in place.

ARC review:

- Shawn is not getting the email notifications forwarding from the hoarc@ mailbox to his mailbox, however others on the committee are receiving the forwarding. Bob will work with Shawn to review the forwarding rule.
- The Rojas' review is complete and submitted.
- Solar panel GNRG contracting company was submitting documents/forms that were not completed properly for 245 Pheasant Hill. The ARC has approved the Solar panels with front facing and side of house, roof mounted design.

Policy is hosted in the HOA ARC document OneDrive for review.

The question put by the chair that the January Regular Board Meeting be held January 16 (MLK Holiday), 7 pm at the McLendon-Chisholm City Hall.

The Board recessed into Executive Session at 8:35 PM and reconvened into session at 9:08 PM.

Member 29263A: Courtesy email that it is a violation to have covered non-licensed vehicle in the driveway was sent the week of 12/12. If not cared for, we will send a notice of violation.

Member 221939: Courtesy notification on trailer in driveway to be sent.

Shana shared timeline and history of past legal actions.

The meeting adjourned at 9:11 PM.