



Quail Creek Homeowners Association

Board Meeting Minutes

January 16, 2023

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 January 16, 2023, at 7:00 PM. A quorum was established with the following members in attendance: Ken Daulong (Vice President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, Bev Stibbens, Mike McDaniel (Members-At-Large), Bob Steinhagen, (President) and Shawn Allen (ARC Chair) were absent.

Called to order at 7:02 pm

A motion to approve with amended items the December 19th Board meeting minutes by Mike, Bev second the motion, minutes were approved unanimously.

Park advisory committee status:

- Natalie Peters will participate in the Park committee and will host the first meeting on January 26 7:00 pm at her home.
- Park advisory committee: Randy Nalls, Grant Ashmore, Alicia Rojas, Mike McDaniel, Jessica Allen, John Regan, Natalie Peters.
- Mike brought a brief discussion on understanding how much it will take to come to agreement for what changes to the park that should occur and what specifically to bring to the board.

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.
 - Still awaiting final documented response. Monty has been in contact and in communication with Ken. This effort is in process.
- *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.*
 - Ken mailed Konrad and Konrad did not understand the request. Ken will finalize a response to Konrad that continued issues could occur if a proper repair is not completed by the City to the streets.
- JG will repair to water line.
- JG clarified the higher cost to the trimming of the front trees; due to power lines running through trees the work is more difficult.

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.

Ken has reimbursement request for asphalt \$68.82 for patch repair of road where large holes are occurring. Shana motion to approve, Tish second motion, motion approved unanimously. (Street repair is budgeted at \$100)

ARC review:

- No updates

The question put by the chair that the February Regular Board Meeting be held February 20 (President's Day Holiday), 7 pm at the McLendon-Chisholm City Hall.

The Board recessed into Executive Session at 7:24 PM and reconvened at 7:33 PM.

Summary of Executive Session:

- One courtesy notice sent last month due to non-licensed vehicle in driveway.
- One courtesy notice to be sent this month for trailer in driveway.

Questions specific to generator placement and new language in stature.

Generator placement should be documented via ARC requests.

The meeting adjourned at 7:33 PM.