



## Quail Creek Homeowners Association

### Board Meeting Minutes

March 20, 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 March 20, 2023, 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 7:00 pm

A motion to approve the February 20th Board meeting minutes was made by Mike, Ken second the motion, minutes were approved unanimously without objection.

Park advisory committee status:

Park advisory committee: Randy Nalls, Grant Ashmore, Alicia Rojas, Mike McDaniel, Jessica Allen, John Regan, Natalie Peters

- There was a ~90% response rate from the Park survey, Mike continues to contact the final homes that did not provide a response to be sure everyone has the opportunity to provide input. (62 total responses)
  - ~44% responded with do nothing –
    - Most prevalent comment is that the park is not highly utilized and do not want the financial impact of a special assessment.
  - ~55% want some change, but not specific to the options presented.
- The park committee is taking on the challenge to find a single path forward that can be supported by a majority of the neighbors. They will begin by building a modified option based on the feedback from the survey. Since any change has some associated cost, the approach will be to use only capital funds to cover costs. The committee will pursue options that have potential to attract more neighbors to the park.
- Mike plans to send out targeted surveys to determine what would be supported from a modified option perspective.

Common area:

- From our January meeting: *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 has not received further feedback from Konrad
  - It was determined that when the repairs occur, we need to be sure a proper conduit is installed under the street. (JG Landscaping made the repair with flexible pipes to prevent or minimize future potential for damage.)

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 and expectations. The decrease in funds were largely due to necessary irrigation repairs and budgeted landscape maintenance.

Bob submitted reimbursement \$700.07 for recordings of Bylaws, CCRs, etc, as required by QC CCR and state statute. Ken motion to approve, Mike second, passed by unanimous consent without objection.

In order to complete the document filings we must update the management certificate with Rockwall County, and complete our first filing with TREC. Bob to complete at first opportunity.

Quail Creek community is a member of RCH, and we need to vote on the new Board member. Voting was 6-1.

David Naylor was submitted as the QC vote.

ARC review:

- Majority of requests coming in are for roofing and windows.
  - One review submitted and has been approved
- Email issues continues for the ARC Chair, need to change address to his @gmail.com account.

The question put by the chair that the April Regular Board Meeting be held April 17, 2023 at 7 pm in the McLendon-Chisholm City Hall. Approved unanimously without objection.

The Board recessed into Executive Session at 7:44 PM and reconvened at 7:52 PM.

Summary of Executive Session:

- Email sent to neighbor with barking dogs.
  - Original complaint appears to be resolved.
- We need to get a Spring Newsletter out with neighborhood friendly reminders.

The meeting adjourned at 7:53 PM.