



Quail Creek Homeowners Association

Board Meeting Minutes

April 17, 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 April 17, 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 7:02 pm

A motion to approve the March 17th Board meeting minutes motion 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

- 100% of homeowner participation (aside from rental home). 48% of the responses were to make no changes, 52% recommended to make some type of change that would not require a special assessment.
- Next steps as part of the considerations:
 - Irrigation will need to be designed, assessed, and considered.
- Discussion as to whether a question should be included in the new survey as to whether people will use the park into the future after changes are made.
- The Park committee is going to deliver a new survey with more specific options based on the responses from the first survey:
 - No change
 - Change with specifics which would be funded via capital funding.
 - If changes were made, how likely are you to utilize the park.
- The Park Committee plan for moving forward will be based on survey responses and presented at the HOA Annual Homeowners meeting and placed to vote.

Common area update:

- Guard rails repair and painting completed.
- Ant treatment for Park area:
 - Herb volunteered to complete ant treatment within the park and will be reimbursed for costs.

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.

Decrease in funds was associated with landscaping maintenance and mowing, reimbursement for filings of HOA documents and Feb/Mar for water charges.

The invoice for HOA dues will be going out in month of May for \$340 less FY22 surplus returned of \$125.85. Total HOA dues of \$214.15 is payable by July 1st and late after July 31st.

Reimbursement approval to Bob for filing of HOA management certificate with TREC , Shana moved to reimburse up to \$40 when invoice provided, Mike second, approved unanimously.

ARC review:

- Email issues resolved and are now forwarding as appropriate for ARC Chair to receive ARC emails.
- One new request for Pool, awaiting more details for final review.

The question put by the chair that the May Regular Board Meeting be held May 15, 2023, 7 pm in the McLendon-Chisholm City Hall. Approved unanimously without objection and noted that Ken is potentially unavailable the month of May.

The Board recessed into Executive Session at 8:06 PM and reconvened at 8:14 PM.

Summary of Executive Session:

- Courtesy email to notify 221961a of trailer in driveway which will need to be moved.
- We need to get a Spring Newsletter out with neighborhood friendly reminders.
 - Documents recorded at county and available on website.

The meeting adjourned at 8:15 PM.