



**Quail Creek Homeowners Association**

**Board Meeting Minutes**

**May 15, 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 May 15, 2023, at 7:00 PM. A quorum was established with the following members in attendance: Bob Steinhagen, (President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, Bev Stibbens, Mike McDaniel (Members-At-Large), Shawn Allen (ARC Chair), absent Ken Daulong (Vice President).

Called to order at 7:04 pm

A motion to approve the April 17th Board meeting minutes motion was made by Bev, Mike 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

- 50% of neighbors responded, awaiting more responses.

Common area update:

- Barrier at end of Mockingbird Hill Lane needs to be trimmed and continued maintenance.
- Motion by Bev to ask JG Landscaping to provide a quote to complete the task.
  - Bev amended with new motion to have JG complete the trimming and receive a quote for future maintenance.

The HOA has budgeted to add mulch and lantana to the front area, we have not heard from JG on those items at this time and whether and when it will occur. We will check with him if mulch is necessary and that budget could address any other changes if the mulching isn't needed.

Shana with a motion to reach out to Carlos on recommendation for supplemental plantings and/or mulch replacement to be consistent with current budget, Bev second. Mike asked to tie the request to Mockingbird clean-up, so that it would represent expense for Mockingbird clean-up and create a net neutral cost.

Reminder mentioned that we need to adjust watering to meet new RCH guidelines under Stage 2 drought.

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.

Review of financial report documents, which are not normally presented but included Balance sheet and bank statement so that everyone is aware of how items are reviewed.

Reimbursement approval to Bob for filing of TREC, \$32 previously approved, invoice provided, and \$8.63 reimbursement for ant treatment to Herb for Park ant removal coverage.

Shana placed motion to approve and Mike second the motion, approved unanimously.

ARC review:

- Fiberglass pool request, awaiting final document for approval.
- Shifflet requested color change for roof and gutters, awaiting signature on documentation.
- Dahl's emailed asking about perimeter fencing, Shawn provided an answer to the questions.

The question put by the chair that the June Regular Board Meeting be held June 19th, 2023, 7 pm in the McLendon-Chisholm City Hall. Approved unanimously without objection.

The Board recessed into Executive Session at 7:37 PM and reconvened at 7:52 PM.

Summary of Executive Session:

Courtesy notice to 221986 on yard care.

The meeting adjourned at 7:52 PM.