



Quail Creek Homeowners Association

Board Meeting Minutes

June 19, 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 June 19, 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, (Members-At-Large), Shawn Allen (ARC Chair), absent Mike McDaniel (Member-At-Large).

Called to order at 7:00 pm

A motion to approve the May 15th Board meeting minutes was made by Shana, Bev 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

- No update

Common area update:

- Update: Barrier at end of Mockingbird Hill Lane needs to be trimmed and continued maintenance.
 - JG Landscaping stated a cost of \$100 for initial clean-up and will periodically include it in future maintenance of common areas at no extra cost.
- Reflector tape for guardrails will be addressed next meeting.
- Bob purchased 2 American Flags that could be placed at the front entrance of the community and would like to make a motion to add no less than 2 American Flags at the front entrance for display on appropriate dates and holidays. Ken second motion and the motion was approved unanimously.
- Shana made a motion for payment of \$73.59 for 2 flags, Tish second the motion. Approved unanimously.

JG stated we require 8 yards of mulch for the entry location at a cost of ~\$1,200 plus tax, which is already in budget.

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 of \$1,390.64. 4 weeks of mowing which included flat of lantana @ no charge. No water bill for the month of May.

Reimbursement approval to Bob for filing of TREC, \$32 previously approved, invoice provided. Shana placed the motion to approve reimbursement to Bob for the refiling of the CCR, ByLaws & Management Certificate, \$174, \$114 and \$30, respectively (because the previous filings contained a

previously undetected formatting error that caused the paragraphs and subsections to be numbered incorrectly) along with a reimbursement to Tish for \$108.24, a previously approved annual expense to create an HOA Microsoft365 OneDrive for the storing of electronic documents.. Ken second the motion, approved unanimously.

Management certificate is updated and posted to TREC.

ARC review:

- A homeowner request to increase (extend 3') concrete around pool deck. The ARC has reviewed and approved.

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

The Board recessed into Executive Session at 7:46 PM and reconvened at 8:00 PM.

Summary of Executive Session:

- No items.

The meeting adjourned at 8:05 PM.