



Quail Creek Homeowners Association

Board Meeting Minutes

August 21, 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 August 21, 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 (Member-At-Large), Shawn Allen (ARC Chair), not in attendance Bev Stibbens, (Member-At-Large), Mike McDaniel (Member-At-Large).

Called to order at 7:04 pm

A motion to approve the July 17th Board meeting minutes was made by Shana, Herb second the motion, minutes were approved unanimously without objection.

Common area update:

- We may need to question RCH as to whether we can have an exception for watering the front neighborhood entry. It is necessary to water the foundation of the brick fencing to prevent issues and cracking and there is no way to utilize a hose to water the foundation in the front entry.
- There was discussion specific to the McLendon-Chisholm City & RCH Water Town Hall meetings:
 - According to the meeting, bills will be distributed on or around September 1st.
 - Bev provided a note, prior to the meeting, specific to the McLendon-Chisholm Community Committee:
 - “The Committee has expanded to include ETJ neighborhoods to address the water issue. We met and compiled a large list of questions for RCH, AQUA and MC. These questions will be shared with the 3 entities. Then a meeting will be held with the committee and the 3 to address them in person. More to come.”
- Reflectors for the guardrails were purchased and installed by Ken. We require more reflectors to complete installation on all guardrails (~\$5.99 / pack), Ken will pick those up and finish applying them to the guardrails.
- The HOA insurance policy renewal is available for review and was provided to Ken, he will review all documents and costs to validate appropriate coverages.
- Discussion associated with the neighborhood park and what the continued future of the park should look like, this will be addressed at the HOA Member Annual Meeting.
- Front entrance street (Quail Creek) is beginning to come apart with large areas of the concrete becoming loose. Ken offered to add more patch to help repair until the city resolves the issues.

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.

- Total expenses \$19,247, budget \$23,831 difference (liquidity) \$4,584; plenty of liquidity to get through last quarter.

Receipts provided by Shana for \$6.60 associated with postage for the dues second invoice. Ken with a motion to approve, Tish provided second, approved unanimously without objection.

ARC review:

- No ARC applications.

The question put by the Chair that the September Regular Board Meeting be held September 18th, 2023, 7 pm in the McLendon-Chisholm City Hall. Approved unanimously without objection.

The Board recessed into Executive Session at 8:49 PM and reconvened at 9:02 PM.

Summary of Executive Session:

- Newsletter to remind neighbors of water restrictions and that the HOA does not police watering usage, be aware of trash in the ditches and help keep the neighborhood clean if it is in your yard, also, a reminder to maintain yards by keeping the weeds out of the visible landscaping.

The meeting adjourned at 9:03 PM.