



**Quail Creek Homeowners Association
Board Meeting Minutes
November 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 November 20, 2023, at 7:00 PM. A quorum was established with the following members in attendance: John Regan, President, Shana Nalls (Treasurer) was on the phone, Tish Bruckner (Secretary), Herb Harker, Bev Stibbens (Member-At-Large), Shawn Allen (ARC Chair). Not in attendance, Ken Daulong (Vice President), George Blackford (Member-at-Large).

Called to order at 7:02 pm

A motion to approve the October 16th Board meeting minutes was made by Bev, Herb second the motion, minutes were approved.

Common area update:

- Shana mentioned a light on the south side of the entrance is not lighting at night. We will follow up with Ken on repair requirements.

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. We received the insurance bill, and it is paid. The bill currently does not include incremental coverage for the front entrance. We expect an update that will include coverage for the front entrance, and this has already been included in budget planning.

Base rate for budget for 2024 will maintain the HOA dues at \$340.17. Shana provided a motion to maintain budget as presented at the homeowners meeting in October for the calendar year 2024. John second the motion, the motion was approved.

ARC review:

- No ARC applications.

The question put by the Chair that the December Regular Board Meeting be held December 18th, 2023, 7 pm in the McLendon-Chisholm City Hall. Approved.

The Board recessed into Executive Session at 7:24 PM and reconvened at 7:30 PM.

Summary of Executive Session:

- Courtesy notice of violation of out-building
- Courtesy notice on landscape violation.

The meeting adjourned at 7:31 PM.