



Quail Creek Homeowners Association

Board Meeting Minutes

December 18, 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 December 18, 2023, at 7:00 PM. A quorum was established with the following members in attendance: John Regan, (President), Ken Daulong (Vice President), Tish Bruckner (Secretary), Herb Harker, George Blackford (Members-at-Large), Not in attendance, Shana Nalls (Treasurer), Bev Stibbens (Member-At-Large), Shawn Allen (ARC Chair).

Called to order at 7:05 pm

A motion to approve the November 20th Board meeting minutes was made by Herb, George second the motion, minutes were approved.

Common area update:

- Shana contacted Ken about a light on the south side of the entrance that is not lighting at night. Ken will follow-up on the repair requirements. Ken will send the city an email on the streets to address the areas that are in extreme disrepair. We also need to contact Farmer's electric on 2 lights that appear to have an issue.

Treasurer, Shana Nalls, provided the financial report which includes the Income statement and balance sheet. Last month's income & expenses were consistent with the budget and expectations. The November statement reflects payments to 3 recurring vendors (Farmer's Electric, RCH Water, JG Landscape for 5 mows in November), with no additional activity.

A certified letter has been sent to the one outstanding homeowner for HOA dues.

ARC review:

- No ARC updates.

The question put by the Chair that the January Regular Board Meeting be held January 15th, 2023, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:18 PM and reconvened at 7:35 PM.

Summary of Executive Session:

Courtesy notice of violation of out-building, the building has not been removed.

Next steps will be a certified letter for remediation.

Previous discussion associated with barking dogs is no longer an issue.

Courtesy notice on landscape violation.

Report of a trailer in driveway, the situation appears to be remediated, we will monitor for the next month.

The meeting adjourned at 7:36 PM.