



Quail Creek Homeowners Association

Board Meeting Minutes

February 19, 2024

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 February 19, 2024, at 7:00 PM. A quorum was established with the following members in attendance: John Regan, (President), Ken Daulong (Vice President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, Bev Stibbens. Not in attendance: George Blackford (Members-at-Large), Shawn Allen (ARC Chair).

Called to order at 7:00 pm

Approve agenda: motion by Shana to approve agenda, second by Bev, agenda approved.

A motion to approve the January 22nd Board meeting minutes was made by Bev, Herb second the motion, minutes were approved.

New homeowner, Jeffrey McClure, introduced himself.

Common area update:

- Farmer's Electric came out and repaired streetlights.
- Light pole on Quail Creek is leaning, Ken reached out to Farmer's to determine next steps to repair, FEC to review.
- Electrician replaced covers and repaired lights at the entrance of Quail Creek.
- Ken spoke to Konrad about the damage to our streets, Konrad stated the "street guy" (code enforcement person) would review streets in disrepair and respond back to Ken.
- Awnings in park are rusted and in disrepair. The money to repair/paint is included in the current budget. The 3 pavilions were previously quoted over a year ago and we retained \$1900 in this year's budget. Shana will reach out to a contractor and pass the information to Ken for an updated quote.

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.

Reimbursement for Bob Steinhagen who paid Go Daddy for annual email address hosting. Tish is working with Bob to transition the charges to a current Board member.

Flags were placed in front area by Bob Steinhagen, Ken and John will pick them up and maintain the flags for future use.

A certified letter was sent to the one outstanding homeowner for HOA dues assessment. The letter is not yet showing as delivered.

Next step on a collection standpoint is to record the lien with the County; ~\$30 to record the lien. Since the certified letter is not showing as delivered, we have not yet recorded the lien.

ARC review:

- No ARC requests submitted.

The question put by the Chair that the March Regular Board Meeting be held March 18th, 2023, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:33 PM and reconvened at 7:46 PM.

Summary of Executive Session:

- Trailer in a driveway, will require a courtesy email notification.
- Courtesy notice on landscape violation via certified letter.

The meeting adjourned at 7:50 PM.