

Quail Creek

Homeowners Association



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Board Meeting Minutes

March 18, 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 March 18, 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 Stibben, George Blackford (Members-at-Large), Shawn Allen (ARC Chair).

Called to order at 7:01 pm

Agenda approved.

A motion to approve the February 19th Board meeting minutes was made by Shana (with change to wording in Treasurer update), Ken second the motion, minutes were approved.

Common area update:

- A concerned neighbor made note of the fading Stop sign at Partridge and Pheasant Hill and asked to have it replaced. The city is responsible for providing new signs within the neighborhood, Ken will email Konrad w/ the City of McLendon-Chisholm for the request.
- A Newsletter can be sent to the neighborhood for a Spring update to include several topics:
 - Emergency vehicle safety, park in correct direction
 - Springtime winds have a history of toppling trash cans and blowing trash throughout the neighborhood.
 - April 20th spring cleaning for the City of McLendon-Chisholm
 - Candidate forum meeting
- The pole on Quail Creek that was leaning has been repaired.
- Ken spoke to Konrad about the damage to our streets, and the streets were assessed. City Council will assess the repair costs and assign repair schedule for the City based on streets listed as in worst condition first.
- Awnings in park are rusted and in disrepair. The money to repair/paint is included in the current budget. The 3 pavilion awnings + end caps for the play equipment were quoted:
 - \$1400 includes materials 3 awnings + end caps for play equipment. Budgeted for \$1900
 - Motion by Bev to spend money to spend money to repair/paint motion, Tish second, motion approved.

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. Set up autopay for RCH into the future.

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. \$248.64.

We collected the final 2023 HOA dues assessment, and it was paid in full. Due to certified letter not showing as delivered, no lien was recorded and is no longer necessary.

ARC review:

- No ARC requests submitted.

The question put by the Chair that the April Regular Board Meeting be held April 15th, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:27 PM and reconvened at 7:38 PM.

Summary of Executive Session:

- Previous report of a trailer in a driveway, has been resolved.
- Courtesy notice on landscape violation via certified letter.
- Courtesy email on landscape for house (rental) on Quail Creek will be sent to Pathlight Mgmt.

The meeting adjourned at 7:50 PM.