

Quail Creek

Homeowners Association



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Board Meeting Minutes

April 15, 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 April 15, 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, Shawn Allen (ARC Chair), absent Bev Stibben and George Blackford (Members-at-Large).

Called to order at 7:17 pm.

Agenda approved.

A motion to approve the March 18th Board meeting minutes was made by Shana, Ken second the motion, minutes were approved.

Common area update:

- It was noted that the weeds at the front entrance are an issue. Ken to request a quote for weed treatment at the front entrance from Martinez Lawn.

The ballot for RCH board members is due on 4/16. Bev is attending the meeting and will deliver the Quail Creek ballot. We completed the ballot after discussion and agreement on vote for the HOA.

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 of \$5.67 for Shana to account for a certified letter notice sent to a neighbor. Motion to approve reimbursement by Tish, second by Ken, motion approved.

ARC review:

- Two ARC requests in review by the ARC committee.
 - A fence replacement to include minor modification to the fence (adding puppy bars to the fence) and an addition to the concrete pad at the pool deck.
 - A modification to the placement of a fence and addition of a cedar board on board fence at the side of the house.

The question put by the Chair that the May Regular Board Meeting be held May 20, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:52 PM and reconvened at 8:14 PM.

Summary of Executive Session:

- A trailer in the driveway that had previously been resolved is again occurring. Courtesy notifications were sent in the past, a certified letter will be sent.
- Courtesy notice on motor home.
- Courtesy email on landscape for house (rental) on Quail Creek will be sent.

The meeting adjourned at 8:15 PM.