

# Quail Creek

## Homeowners Association



### Quail Creek Homeowners Association

#### Board Meeting Minutes

May 20, 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 May 20, 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 and George Blackford (Members-at-Large), Shawn Allen (ARC Chair).

Called to order at 7:05 pm.

Agenda approved.

Also in attendance was our new neighbor at 261 Quail Creek, Stella Hattox, introductions were made by all in attendance.

A motion to approve the April 15th Board meeting minutes was made by Shana, Herb second the motion, minutes approved.

Common area update:

- Ken to request a quote for weed treatment at the front entrance from Martinez Lawn, he has not yet received a quote and will follow-up.
- The sprinkler sensor will need to be assessed by JG Landscape to determine if there is a sensor issue, Ken will contact JG for an assessment.
- JG updated the entrance with new flowers, Shana proposed a motion for an addition \$300 to add new lantana and other plants, Bev second motion, motion approved.
- Ken will place the Flags in the front entrance for the Memorial Day holiday.
  - Ken presented a motion to purchase 2 solar lights for the flag presentation, Tish second, 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.

The annual dues invoices will go out in the upcoming weeks, dues will be \$340.

It was mentioned that several questions on where to request Resale certificates along with what the official Quail Creek mailing address is.

- We are going to add a button on our Quail Creek website to point Resale certificate requests to the Treasurer email address and include phone number (per Shana).

- The HOA needs to update our management certificate with a mailing address (and our website and communications). Shana agreed to place her address since she receives the most mailings as Treasurer. Tish placed a motion for Shana's address to be used, George second, approved.

Reimbursement of \$5.08 for Tish to account for a certified letter notice sent to a neighbor. Motion to approve reimbursement by Shana, second by George, motion approved.

ARC review:

- ARC request reviewed by the ARC committee for the placement of a board fence for 267 Partridge. The ARC board determined that the deviation from the CC&R was greater than they were comfortable approving, the request for the fence was denied. The ARC communicated the next steps are to pursue denial recourse with the HOA Board.
  - The Yager's requested a meeting with the Board to review the request.
- The Board discussed and sent a recommendation to the Yager's for a meeting on June 17<sup>th</sup> at 6 pm (just prior to the regular board meeting which will be held at 7 pm on June 17<sup>th</sup>.) The request for the 17<sup>th</sup> recognized the need for a one-day postponement associated with the 30 day requirement for addressing the situation in order to allow for the most attendance by the Board members.

We will include this ARC review discussion as part of the standard HOA email notifying the neighbors of the HOA Board meeting agenda.

The previous discussion set the June Regular Board Meeting be held June 17, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved, with the ARC review beginning at 6 pm.

Our new neighbor at 261 Quail Creek (Stella) had a few questions:

- How many homes in the neighborhood? 70
- Any plans to expand Quail Creek? The neighborhood has no intention to expand, but it was recognized that the land behind us is privately owned and could be sold to developers.
- When they purchase the home (that is currently a lease to own), what are the requirements to build a pool? Only requirement is to submit an ARC request with details on the in ground pool placement and plan for approval.

The Board recessed into Executive Session at 8:06 PM and reconvened at 8:28 PM.

Summary of Executive Session:

- A trailer in the driveway has not been moved in a month. A certified letter was mailed (with signature required) but had not been delivered after 10 days from mailing.
  - It was discussed to send a standard USPS notification (as a heads up) along with the certified mailing in the future. This will be done with an update to the notice to include language clear on when the trail situation should be remediated and the consequences of not addressing the requirement.
- Courtesy email on landscape for house on Quail Creek was sent.
  - It was mention that the yard has now been cleaned up.

The meeting adjourned at 8:29 PM.