

Quail Creek

Homeowners Association



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Board Meeting Minutes

June 17, 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 June 17, 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 7:10 pm.

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

A motion to approve the May 20th Board meeting minutes with an update to the Hattox address was made by Shana, Bev second the motion, minutes approved.

Common area update:

- Ken requested a quote for weed treatment at the front entrance from Martinez Lawn. The cost will be \$125 per treatment (6 treatments per year). Shana had budgeted for a potential increase, so the cost is within budget. Shana placed a motion to accept the \$125 treatment from Martinez Lawn, Tish second, motion approved.
- The sprinkler sensor will need to be assessed by JG Landscape to determine if there is a sensor issue, Ken has not had a chance to contact JG for an assessment but will complete this in the upcoming weeks.
- Shana contacted Monica with JG about adding the new lantana and other plants but has not yet heard back. We will also ask for mulching when the new plants are placed.
- Ken placed the Flags in the front entrance for the Memorial Day holiday, however one of the flags and holder was ripped from the brick during the storms.
- The storm caused damage to one of the lights on Quail Creek near the entrance. On 6/10, FEC came by to turn the light off and opened a ticket for the light repair and stated they would get to it as quickly as possible.
- There is also damage to the front entrance Oak trees, with a few branches hanging loose within the canopy. Ken will contact JG Landscape for an estimate on cleaning up the trees.
- Herb has continued to treat the park for fire ants and asked if we would like him to continue. Yes we would, so he may need to purchase more fire ant treatment in the near future.

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 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. This was discussed and agree to last month, Shana will prioritize it in the next few weeks.
- Reimbursement to Ken of \$19.25 for solar lights to highlight the flags at the front entrance, this was approved in our previous meeting.
- Reimbursement to Shana for \$99.38 to cover the cost of envelopes and stamps for the annual dues mailings. Motion by Bev with second by Tish, approved.
- Reimbursement for Tish to account for a certified letter notice sent to a neighbor and the cost of the M365 OneDrive annual subscription. Tish did not have the receipts with her, so there was a motion to approve reimbursement up to \$115 by Shana, second by Bev, motion approved.

Shana noted that we have collected on 20% of the HOA dues at this point.

ARC review:

- No new ARC reviews.

A proposal to set the July Regular Board Meeting be held July 15, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

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

- He took note that we do not have any special assessments currently in place.
- Tim was curious if there were any plans to make updates to the park? Or potentially making it a dog park?
 - We discussed the survey that took place last year and the outcome yielded to do nothing at this time.
- Are sidewalks/walkways a potential for the neighborhood (he noticed how many walkers we have and the need to move off the street at times due to traffic).
 - We believe drainage ditches would preclude us from having walkways.

The Board recessed into Executive Session at 7:42 PM and reconvened at 8:09 PM.

Summary of Executive Session:

- A trailer in the driveway that required a letter has been moved and is no longer in the driveway.
- Two (2) courtesy email's will be sent to address landscape maintenance.
- We will send a Newsletter as a neighborhood reminder to be sure we are properly maintaining flowerbeds by keeping them grass and weed free. It is also important to make a plan for the fall to replace any foliage that we lost in last year's drought any potentially caused by this year's summer heat.
- A vote was called for on the ARC denial review based on our discussion from 6:00 pm.
 - The board elected to not overturn the ARCs decision.

The meeting adjourned at 8:10 PM.