

Quail Creek

Homeowners Association



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Board Meeting Minutes

July 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 Wednesday July 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 not in attendance, George Blackford (Members-at-Large), Shawn Allen (ARC Chair).

Called to order at 7:17 pm.

- Meeting started late due to locked doors within City Hall, we had to reach out to contacts for access.

Quorum set and agenda approved.

Also in attendance was our neighbor Randy Adair at 151 Quail Creek Rd, introductions were made by all in attendance.

Randy Adair introduced himself to the Board.

- The Bradford Pear trees in his front yard were destroyed by the recent storm.
- They are working on replacing sod in the front where the trees prevented growth of grass in that area.
- Dredging is necessary to deal with water drainage during storms, and due to the continuation of his property line connecting to the HOA front entrance property, the HOA will need to be engaged in the design of the drainage excavation. The Adair's will work with the HOA on how to move forward with the dredging.

It was mentioned that with the city owning the streets, they are most likely responsible for managing the drainage within the easement of each home's property. This will need to be investigated.

A motion to approve the June 17th Board meeting minutes was made with a recommendation for an update to add the final executive session bullet to the ARC Denial review meeting. Motion made by Bev, Shana second the motion, minutes approved.

Common area update:

- Martinez is treating the front for weed and grass maintenance.
- The entrance brick needs to be repaired after the flag holder was torn from the wall. Bev and Shana will provide a couple of names to get quotes for repair.

- There is also damage to the front entrance Oak trees, with a few branches hanging loose within the canopy. JG Landscape provided the estimate on cleaning up the trees, \$750 to remove branches.
- The previously approved \$400 for lantana at the front entrance was delayed due to a recommended by JG Landscape due to water restrictions.
- Shana received a notice of insurance renewal. We will need to get an estimate for cost to move the insurance coverage from the park to the front entrance.

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 management certificate was updated with a mailing address (and our website and communications). John will have it notarized and filed with the Courthouse.

Shana noted that we have collected 55% of the HOA dues.

ARC review:

- 2 ARC requests.
 1. 263 Pheasant Hill Dr - They are installing a pool. They will be expanding the existing ornamental black fencing to capture more of their backyard around the pool. The pool equipment will be located on the side of the residence next to their AC compressor. It will be fenced. - No eta on when the project will start. See attached completed ARC request form for details. **Approved Request.**
 2. 305 Pheasant Hill Dr - Mr. Barrett is wanting to install 8' high by 5.5' wide horizontal picket privacy screens (fencing) along the property line between his home and his neighbor. ARC reviewed and determined the panels basically equated to a fence and based on the proposal description the project would not be in line with CCR's. A denial email was sent to Mr. Barrett on June 11th (within the 14-day window). The email explained in detail the reasons for denial and included the Denial Recourse policy so he would know how to appeal should he choose to do so. This is a similar situation to the Yagers request - 267 Partridge Dr. Denial document attached. **Denied Request.**

A proposal for the August Regular Board Meeting be held August 19, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 8:26 PM and reconvened at 8:32 PM.

Summary of Executive Session:

- Courtesy notice for car parked in back yard (within view of street) and items in driveway.
- Courtesy notice for ATV parked in yard behind driveway.

The meeting adjourned at 8:36 PM.