



**Quail Creek Homeowners Association  
Board Meeting Minutes**

August 19, 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 August 19, 2024, at 7:00 PM. A quorum was established with the following members in attendance: John Regan, (President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, George Blackford (Members-at-Large), Shawn Allen (ARC Chair), and not in attendance, Ken Daulong (Vice President), Bev Stibbens, (Member-at-Large).

Called to order at 7:07 pm.

Quorum set and agenda approved.

A motion to approve the July 17th Board meeting minutes made by Shana, Herb second the motion, minutes approved with update to why the meeting started late.

Common area update:

- The entrance brick needs to be repaired after the flag holder was torn from the wall. One estimate came back @ \$650, Ken is awaiting a second estimate.
- The light pole on Quail Creek is repaired.
- Shana attended an RCH Mayor's roundtable with invites to community HOA persons (David Naylor and Robin Mayall from RCH were in attendance to provide an update on the water projects).
- 70-80% of the city is on the new water meter (Quail Creek is not yet on it).
- When meters are replaced, we will get a partial billing for last month from the old meter and the next billing will potentially include a month + previous month not billed on the new meter.
- The new meters are more sensitive; old meters may not have accounted for irrigation properly and didn't account for all water usage appropriately.
- New meters can be read from a laptop without getting out of a vehicle and the monitoring of water usage will be much more sophisticated.
- New construction is coming in at \$35M. This may require a 10% increase in water costs. Estimated completion is 1<sup>st</sup> quarter 2026.

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 Increase in funds is due to receipt of HOA assessments.

Shana noted that we collected 84% of the HOA assessments, 11 homes have not yet paid. We will send out a past due invoice.

ARC review:

- No new requests.

A proposal for the September Regular Board Meeting to be held September 16, 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 8:07 PM.

Summary of Executive Session:

- From previous meeting: courtesy notice for car parked in back yard (within view of street) and items in driveway.
  - Reply received and under review for clarification.
- From previous meeting: courtesy notice for ATV parked in yard behind driveway.
  - ATV is no longer in view.
- New courtesy notice required for fence leaning due to past storm and landscape maintenance (mowing and edging of lawn along fence lines).
  - 7.12a mowing of lawn along and within fence line.

The meeting adjourned at 8:08 PM.