



**Quail Creek Homeowners Association**

**Board Meeting Minutes**

September 16, 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 September 16, 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), Bev Stibbens, Herb Harker, George Blackford (Members-at-Large), Shawn Allen (ARC Chair).

Called to order at 7:04 pm.

Quorum set and agenda approved.

Brett Packer was in attendance to discuss the National Night Out, Tuesday, October 1st and would like to use the Packer Memorial Park for the event. He will connect with Bob Steinhagen to assist as he has in the past. Tish will send an email to the neighborhood about the National Night Out.

Matthew's carnival to celebrate his life will be hosted on 9/28 from 6 pm to 9 pm at the Packer residence. Neighbor's are invited to the kid friendly event. If there are teenagers in the neighborhood that would like to assist as volunteers, the time could go to high school volunteer hours.

Brett will provide a recommendation on a mason to assist with repair of the front entrance damaged during the storm. We can provide the bricks and only requires the manhours to complete.

A motion to approve the August 19th Board meeting minutes was made by Shana, George second the motion, approved.

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. Due to unforeseen circumstances, he has not been able to get a second estimate and will coordinate this week. Brett Packer (as mentioned earlier) will provide further recommendations for a mason to repair.
- Brett Packer called FEC about a light that has gone out by his home.

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 the receipt of HOA assessments.

Landscape costs included 8 yards of mulch and landscape maintenance of 5 weeks for July, along with Martinez Lawn care for weed control.

Shana noted that we collected HOA assessments for all but 7 homes. We will send out a past due invoice and email reminders.

Quote for insurance provided a decrease in premium due to an increase in deductible for wind and hail. Option 1 which is the same insurance as we have today, but at a lower cost.

Shana's motion to reimburse Tish \$16.17\*2 (\$32.34) for Hostinger website domain name renewal for quailcreekrockwall.org and quailcreekrockwall.com.

A review of the budget for 2025 was discussed. It is recommended to have an increase in lawn maintenance to add Martinez Lawn treatments, and a need to add budget dollars for the masonry repair for the front entrance and the sprinkler controller estimate.

A reminder that the HOA Assessment Rate is set by the Board in November, it is presented as informational to the HOA Homeowners at the Annual Meeting.

ARC review:

- Nothing new.

A proposal for the October Regular Board Meeting be held October 21, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:54 PM and reconvened at 8:03 PM.

Summary of Executive Session:

- New courtesy notice 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 8:04 PM.