



Quail Creek Homeowners Association

Board Meeting Minutes

October 21, 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 held on Monday October 21, 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, George Blackford (Members-at-Large), Shawn Allen (ARC Chair), absent, Natalie Peters (Member-at-large).

Called to order at 7:06 pm.

Quorum set and agenda approved.

A motion to approve the September 24th Board meeting minutes made by George, Herb second the motion, approved.

Common area update:

- Ken received a second quote to repair the front entrance column and flag holder, \$400 (Tommy Thomas). Ken will reach out to Brett for the bricks as was discussed in the previous meeting.
 - Motion to approve up to \$500 for repairs to the front entrance. Approved. (There is additional cracking in the mortar that Ken requested the latitude to repair, up to \$100 additional; \$400 + \$100.)
- Ken contacted JG Landscape for an estimate to repair the sprinkler controller and is awaiting the response.

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.

In reference to receipt of the HOA assessments, there are 5 homes outstanding, with 2 checks received, 2 promised, and one that needs a reminder.

Shana motion to reimburse Bev \$73 for postage associated with the mailings for the HOA Annual Member meeting, George second, approved.

2025 budget review: We will have a surplus of approximately \$3000 and we should decide what we require for the next year.

There was a motion in the Member meeting to consider the idea of video surveillance at the front entrance to help in the deterrence of crime. John will contact an individual for an estimate on video surveillance. We will also need to discuss any next steps and considerations associated with implementation of this nature.

ARC review:

- Nothing new.

A proposal for the November Regular Board Meeting to be held November 18, 2024, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:46 PM and reconvened at 8:04 PM.

Summary of Executive Session:

- Courtesy notice for fence leaning due to past storm and landscape maintenance (mowing and edging of lawn along fence lines) sent.
 - 7.12a mowing of lawn along and within fence line.
- Courtesy reminder for RV parked in driveway.

The meeting adjourned at 8:05 PM.