



**Quail Creek Homeowners Association
Board Meeting Minutes**

April 16, 2025

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 April 16, 2025, 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, Natalie Peters (Member-at-Large), Shawn Allen (ARC Chair); Ken Daulong (Vice President), George Blackford (Members-at-Large) absent.

The meeting was called to order at 7:02 pm.

A quorum was confirmed and the agenda approved.

A motion to approve the March 19th Board meeting minutes was made by Shana, with a second by Herb, the minutes were approved.

Common area update:

- The road area at the front entrance on Quail Creek Rd. was patched and has already deteriorated. The section at the end of Quail Creek Rd., next to the repaired street section of road, also needs patch/repaired.
- Shana spoke with Bev Stibbens (city administrator) and the speed limit is set, 30 mph, and signs have been ordered.

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.

Shana will prepare the statement for HOA Assessment dues so they will be in the mail by June 1.

ARC review:

332 Partridge submitted a request to paint the window shutters (from original stain), the paint will match the gutters.

The May Regular Board Meeting is scheduled for Wednesday May 21, 2025, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:34 PM and reconvened at 8:02 PM.

Summary of Executive Session:

- 221946: Trailer in view of street in area behind the fence.
- 316395: U-Haul in driveway – courtesy reminder to determine length of stay for U-haul in the driveway.

- 221985: Motor home in driveway. Reminder to provide the board of details on length of stay for motor home when it visits.
- 226054: Construction / trash debris at the front of fence in the driveway.
- 347329: Yard maintenance.
- 221962: Lawn equipment cannot be stored in the driveway & there is a visible trailer in the back of yard.
- 221970: Please blow the grass off the street after mowing the yard.
- 221986: Dead tree & dead shrubs remain and should be cleared/cleaned.

Discussion associated with the state of landscaping within the neighborhood and for all residents to assess need for replacement due to freeze and drought/water restrictions.

The meeting adjourned at 8:03 PM.