



**Quail Creek Homeowners Association
Board Meeting Minutes**

May 21, 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 May 21, 2025, at 7:00 PM. A quorum was established with the following members in attendance: John Regan, (President), Tish Bruckner (Secretary), Herb Harker, Natalie Peters (Members-at-Large), Shawn Allen (ARC Chair); absent were Ken Daulong (Vice President), Shana Nalls (Treasurer), George Blackford (Member-at-Large).

The meeting was called to order at 7:09 pm.

A quorum was confirmed and the agenda approved.

A motion to approve the April 16th Board meeting minutes was made by Herb, with a second by Natalie, the minutes were approved.

Common area update:

- The updated speed limit signs, 30 mph, have been installed.
- Herb is continuing to treat the common areas for ants and will check the entrance to determine its condition and needs.

Treasurer, Shana Nalls, was not available for the meeting but provided the financial reports which include the Income statement and Balance sheet. Last month's income & expenses were consistent with the budget and expectations. No reimbursements.

ARC review:

- 251 Quail Creek - home addition request has been communicated to the ARC. The ARC will work with their builder to provide details on requirements in order to complete the required ARC request form.

The June Regular Board Meeting is scheduled for Wednesday June 11, 2025, 7 pm in the McLendon-Chisholm City Hall, date and time approved. The change in schedule from 3rd Wednesday is due to Board member availability. We will check the City Hall schedule for that date and may need to reschedule based on its availability.

The Board recessed into Executive Session at 7:22 PM and reconvened at 7:38 PM.

Summary of Executive Session:

- Communications to homeowners per our prior meeting were sent within the past week. We will continue to monitor and look for updated responses or resolution by the June meeting.
- There have been several reports associated with a vehicle that is in the back of a driveway but appears to be unmoved. We will communicate to validate registration is current on that vehicle.
- It was decided to assess the neighborhood and send directed messages to those homes that require replacement landscaping due to prior freeze and water restrictions. The expectation is that the landscaping will be replaced no later than the fall, this timing is to account and allow for the potential of water restrictions through the summer.

The meeting adjourned at 7:39 PM.