



**Quail Creek Homeowners Association
Board Meeting Minutes**

July 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 July 16, 2025, at 7:05 PM. A quorum was established with the following members in attendance: Ken Daulong (Vice President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker (Member-at-Large), Grant Ashmore (ARC member), absent were John Regan, (President), Natalie Peters (Member-at-Large), 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 May 21st Board meeting minutes was made by Tish, with a second by Herb, the minutes were approved.

Common area update:

- Periwinkles planted in the front entry and JG Landscaping included a flat of Lantana.
- Herb continues to treat the park and front area for ants.
- Light pole on Quail Creek near 251 is leaning. Farmer's Electric will be contacted to address the leaning pole.

Treasurer, Shana Nalls provided the financial reports including the Income statement and Balance sheet. Last month's income & expenses were consistent with the budget and expectations. Reimbursement of \$32.69 for envelopes and postage for HOA dues invoices to Shana Nalls, Ken motion to approve, Tish second the motion. As of now, 19 homes have paid their HOA assessment dues, and 14 checks are ready for deposit. Shana will write a quick blurb for the HOA Secretary to send as an email reminder to those that have not yet paid.

ARC review:

- No updates.

The August Regular Board Meeting is scheduled for Wednesday August 20, 2025, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

The Board recessed into Executive Session at 7:22 PM and reconvened at 7:37 PM.

Summary of Executive Session:

- We will work to create a list of any outstanding violations to provide courtesy notifications to any necessary associated with 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.

- Landscape requirements are listed in our CC&Rs; section 8.1. Section 7.12a for all phases of Quail Creek with Article 8 applying to phase 2.

The meeting adjourned at 7:38 PM.