



**Quail Creek Homeowners Association
Board Meeting Minutes**

August 20, 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 August 20, 2025, at 7:30 PM. A quorum was established with the following members in attendance: John Regan, (President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, Natalie Peters, George Blackford (Members-at-Large), Grant Ashmore (ARC member), absent was Ken Daulong (Vice President).

The meeting was called to order at 7:31 pm. (The meeting was delayed by 30 minutes due to limited access to the building.)

A quorum was confirmed and the agenda approved.

A motion to approve the July 16th Board meeting minutes was made by George, with a second by Shana, the minutes were approved.

Common area update:

- In recent years our budget holds a dollar amount for landscape maintenance and improvements in the event of drought and winter freeze. This would allow us to replace plants and clean up areas associated with weather damage and water availability. In the past couple of years, we have not completed the landscape updates due to the concerns associated with availability of water during the summer months. This year we are achieving an improvement in and more stable water management services. Natalie is proposing to utilize the budget to complete a landscape update for the front entrance this fall.
- After review of our current budget availability, \$3,675 and discussions, George presented a motion to spend up to and not to exceed \$2000 for plants and installation at the Quail Creek entrance, Natalie second, motion approved.
 - Natalie will follow up with JG Landscape for pricing and coordination.

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. A monthly bill for JG Landscape was missed due to the billing email going to the spam email folder and being overlooked. This month will show a higher payment for landscape maintenance due to the need to pay both months and allow us to catch up on the payments owed.

As of now, 11 homes have not paid their HOA assessment dues, 84% are paid. Email communication was sent last month as a friendly reminder to the neighborhood that HOA assessment dues were delinquent after July 31st.

The September HOA Board meeting will include a discussion of the budget for next year.

ARC review:

- No updates.

The September Regular Board Meeting is scheduled for Wednesday September 17, 2025, 7 pm in the McLendon-Chisholm City Hall, date and time approved.

A discussion took place about a young man living in the neighborhood who is driving an ATV in a dangerous manner. This was brought to a board member's attention by a resident recently. The streets are owned by the city, so the best course of action is for neighbors with concerns to contact the Sheriff's office to address the situation.

The Board recessed into Executive Session at 8:10 PM and reconvened at 8:12 PM.

Summary of Executive Session:

- The list of violations within the neighborhood was developed to assess and send courtesy communications. We will follow-up next month with status updates.

The HOA Annual meeting is coming up in October, as a reminder, if someone wants to create an amendment to the CC&Rs, they can present the request ahead of time to the board when our annual meeting notification comes out, or it can be brought to the floor during the annual meeting. The approval of a change to the CC&Rs requires 67% (47 homeowners) affirmative from all HOA homeowners.

The National (Texas) Night Out is scheduled for October 7th. We will discuss next month the appropriate timing for our HOA Annual Homeowner meeting so that it does not conflict with the National (Texas) Night Out event.

The meeting adjourned at 8:21 PM.