



Quail Creek Homeowners Association

Board Meeting Minutes

September 17, 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 September 17, 2025. 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, Natalie Peters, (Members-at-Large), Grant Ashmore (ARC member), absent was George Blackford (Member-at-Large).

The meeting was called to order at 7:08 pm.

A quorum was confirmed and the agenda approved.

A motion to approve the August 20th Board meeting minutes was made, the minutes were approved.

Common area update:

- There is a leaning light pole on Quail Creek, Farmer's Electric will be contacted for the repair.
- Herb completed ant treatment in the park and front entrance.
- Natalie followed up with JG Landscape to get estimated pricing and to update the landscaping at the front entrance.
- We are going to assess updating the Clint Packer Memorial Park sign to care for the faded words on the sign.

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. The landscape payments are caught up from the June missed payment.

Currently, 5 homes have not paid their HOA assessment dues.

Insurance renewal is upcoming for our common areas. The insurance coverage includes the playground equipment with a premium of \$250 but does not include the front entrance.

We discussed the planning for the 2026 budget and at this time we do not see a need for a change to the budget. Shana asked that if we see a need for a change, we bring it to her for presentation at the annual meeting.

A couple of items mentioned were the condition of our front entrance wreaths and the Board meeting notice sign insert. These costs will be included in the 2026 budget plan.

We are setting the date for the Annual HOA member meeting as Tuesday, October 21. (The delayed date is to account and accommodate for the Texas Night Out event on October 7th and Fall break for the schools the week of October 13th.)

The October regular HOA monthly Board meeting is scheduled for Wednesday October 29th at the McLendon-Chisholm City Hall, date and time approved. We will coordinate availability of City Hall for October 29 for the (transition) Board meeting.

ARC review:

- No updates.

The Board recessed into Executive Session at 7:47 PM and reconvened at 8:07 PM.

Summary of Executive Session:

- There was discussion on the general home and property maintenance associated with not only the landscaping but also windows and home repair. The CC&Rs address this in section 7.12a3 for maintenance and up-keep associated with home repair, windows, etc.
- Courtesy notice for ATV in back yard in view of street, 29263A.
- Courtesy notice for storage cabinet in view of street, 221982.
- Written notice of violation on landscape, 221986.

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 meeting notification comes out, or it can be brought to the floor during the meeting. The approval of a change to the CC&Rs requires 67% affirmative from all HOA homeowners.

The National Night Out is scheduled for October 7th.

The meeting adjourned at 8:08 PM.