



**Quail Creek Homeowners Association
Board Meeting Minutes**

November 17, 2025

7:00 PM

256 Pheasant Hill Drive, Rockwall

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday November 17, 2025. A quorum was established with the following members in attendance: John Regan, (President), Shana Nalls (Treasurer), Tish Bruckner (Secretary), Herb Harker, Natalie Peters (Members-at-Large), Grant Ashmore (ARC member), absent Ken Daulong (Vice President), George Blackford (Member-at-Large).

The meeting is called to order at 7:06 pm and the agenda approved with the addition of a budget discussion for calendar year 2026.

A motion by Shana to approve the October 29th Board meeting minutes as presented, Natalie second, the minutes are approved.

Due to changes associated with the City Hall availability, we discussed a new day for the standing HOA meetings:

- Monday is challenging due to holidays throughout the year
- City Hall and the board are available the second Wednesday of the month so we will plan to meet and maintain this as the new schedule.

The December regular HOA monthly Board meeting is scheduled for Wednesday December 10th at the McLendon-Chisholm City Hall, date and time approved.

Common areas update:

- There is a leaning light pole on Quail Creek. Farmer's Electric was contacted for the repair; however, the repair work is not yet completed. We will reach back out to FEC to get a status on the repair.
- A neighbor notified a board member that the street sign at Partridge and Pheasant Hill is twisted. We will contact the city to correct sign.
- Natalie noticed trash piled up in the trash can in the park, Shana offered to take a look and clean out the trash can.
- Tommy Thomas was contacted to provide an estimate for the touch-up of the faded words on the Clint Packer Memorial Park sign.
 - Tommy provided an estimate of \$700 to paint and reseal; we have a place holder of \$500 currently in the budget.

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.

We have 2 checks requiring deposit and 1 payment outstanding.

Income October: \$1.44

- Interest: \$1.44

Expense October: \$4,180.60

- Landscape Maintenance: \$1315.75
- Park Maintenance: \$16.97
- Insurance: \$2,172.00
- Utility Expense: \$675.88
 - Electric (FEC): \$390.72
 - Water: \$285.16

Reimbursements:

- Receipts from Tish for \$34.38 to reimburse for Hostinger HOA website hosting. Shana moves to reimburse, Natalie second, approved.
- Reimbursement for Natalie of \$43.29 for rabbit repellant to use in the front entrance (rabbits eating the plants has been an issue in the past). Tish moves to approve reimbursement, John second, approved.
- Reimbursement of \$6.86 for certified letter to outstanding homeowner for HOA assessment sent on 11/5 and delivered on 11/6. Tish moves to approve reimbursement, John second, approved.

We discussed the planning for the 2026 budget. Items for consideration:

- JG Landscaping addition was approved in the prior fiscal year, but will be paid this fiscal year as work was not completed by 9/30/25.
- Spring mulch
- \$300 for two Christmas wreath replacements

Maintain annual homeowner rate at \$340 for calendar year 2026. Shana moves to approve, Natalie second, approved.

Shana presents a motion to credit back homeowners \$60 for calendar year 2025 overcollection, this motion is approved.

ARC review:

- No updates.

The Board recessed into Executive Session at 7:57 PM and reconvened at 8:06 PM.

Summary of Executive Session:

- 221946 – A certified letter of formal violation on debris alongside of house. Courtesy notices have been sent in the recent past. CC&R 7.5e addresses this.
- 29263A – Certified letter needs sent for 3 ATVs in backyard at back fence.

The meeting adjourned at 8:07 PM.



Quail Creek Homeowners Association

Balance Sheet

31-Oct-25

American National Operating Account #3710 \$ 29,233.23
 American National Capital Account #9807 \$ 56,507.30
 City of McLendon-Chisholm Deposit (CK1226 8.11.22) \$ 200.00

Total Assets \$ 85,940.53

Total Liabilities \$ -

Net Equity \$ 85,940.53

Funds Change Proof - See CM Income Statement

CM Total Assets	\$ 85,940.53
PM Total Assets	\$ (90,119.69)
Funds Change CM	\$ (4,179.16)

Handwritten: CAC/KP/JP 5/2/11