



**Quail Creek Homeowners Association
Board Meeting Minutes**

January 14, 2026

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 January 14, 2026. 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), absent Ken Daulong (Vice President), George Blackford (Member-at-Large). In attendance from the ARC: Shawn Allen (ARC member).

The meeting is called to order at 7:06 pm.

A motion by Shana to approve the November 17th Board meeting minutes and December 10th scheduled-meeting minutes as presented, Natalie with a second, the minutes are approved.

Common areas update:

- There was a leaning light pole on Quail Creek. Farmer's Electric was contacted for the repair.
 - We need to verify the repair is complete.
- A neighbor notified a board member that the street sign at Partridge and Pheasant Hill is twisted prior to the last meeting, the city was contacted and the issue resolved.
- Natalie noticed trash piled up in the trash can in the park, Shana offered to take a look and clean out the trash can back in November.
 - Shana cleaned the trash in the park in November and found it was overtaken with fire ants. Shana and Herb treated the for the area for ants.
- We held a discussion as to whether we should remove the trash can completely: we decided to maintain the trash can and determine later the level of utilization and maintenance required.
- Tommy Thomas was contacted to provide an estimate to touch up the faded words on the Clint Packer Memorial Park sign.
 - Tommy provided an estimate of \$700 to paint and seal; the original proposed budget had a place holder of \$500. This placeholder was adjusted to the \$760 (\$700 plus tax) in the November Board meeting before the budget was approved.
 - A motion to approve Tommy Thomas completing the maintenance was made by Tish, with a second by Shana, the motion is approved.

Shana provided John Regan the bank statement and reconciliation for review to verify and validate reconciliation and checks written.

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.

Income December: \$1.44

- Interest: \$1.44

Expense November: \$1,058.62

- Landscape Maintenance: \$363.15
- Utility Expense: \$695.47
 - Electric (FEC): \$390.68
 - Water: \$304.79

There is still one outstanding HOA dues assessment. A certified letter was sent to the homeowner notifying them of their delinquency. We will send another certified letter and include a copy of the lien that will be recorded at the Rockwall County Court House if the payment is not made within 45 days from the demand date.

A rental home HOA dues assessment was sent by a management company, and we need to validate payment is proper before we complete the deposit. The account currently has a credit balance.

The February regular HOA monthly Board meeting is scheduled for Wednesday February 11th at the McLendon-Chisholm City Hall, date and time approved.

ARC review:

- No updates to report.

The Board recessed into Executive Session at 7:49 PM.

Summary of Executive Session:

- 221946 – We will need to send a certified letter of formal violation on the trailer in view in driveway along with debris along side of house. We need to assess whether there are inoperable vehicles in the driveway also and include that in the notice. Courtesy notices have been sent in the past. CC&R 7.5e addresses this.
- 29263A – We will email a courtesy notice (since it has been 90 days since the last notification and we are adding the trailer to the messaging) prior to sending a certified letter for the trailer and 3 ATVs parked in the back yard.
- 221982 – We need to confirm the notification of storage cabinet in view of street.
- 221952 - Send a courtesy email about landscape maintenance.

With the inability to achieve a quorum in December this situation created a discussion on the need for participation and communication between board members.

The Board reconvened from Executive Session at 8:08 PM.

The meeting adjourned at 8:09 PM.



**Quail Creek Homeowners Association
Balance Sheet
31-Dec-25**

American National Operating Account #3710	\$ 23,359.64	✓
American National Capital Account #9807	\$ 56,510.13	✓
City of Mcclendon-Chisholm Deposit (CK1226 8.11.22)	\$ 200.00	
Total Assets	\$ 80,069.77	✓
Total Liabilities	\$ -	
Net Equity	\$ 80,069.77	

Funds Change Proof - See CM Income Statement	
CM Total Assets	\$ 80,069.77
PM Total Assets	\$ (81,126.95)
Funds Change CM	\$ (1,057.18)

dk/asm
1/14/26

Xw



Quail Creek Homeowners Association
Income Statement - All Accounts
30-Nov-25

					11/17/2025		Approved Budget '26	2025 YTD Actual
	DEC Actual	NOV Actual	OCT Actual	YTD Actual	2025 YTD Actual			
Income								
Assessments								
Regular Assessments	\$0.00	\$680.00	\$0.00	\$680.00	\$5,900.00	\$24,540.00		\$24,540.00
py Surplus Adj (return to members)				\$0.00	\$0.00	\$0.00		\$0.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Total Assessments	\$0.00	\$680.00	\$0.00	\$680.00	\$5,900.00	\$24,540.00		\$24,540.00
Other Income								
Interest Income	\$1.44	\$1.39	\$1.44	\$4.27	\$0.00	\$16.94		\$16.94
Late Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00		\$40.00
AR Fee Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Legal Expense Reimb	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Postage Expense Reimb	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Resale Certificate Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00		\$100.00
Violation Fine	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Total Other Income	\$1.44	\$1.39	\$1.44	\$4.27	\$0.00	\$156.94		\$156.94
Total Income	\$1.44	\$681.39	\$1.44	\$684.27	\$5,900.00	\$24,696.94		\$24,696.94
Expense								
Administrative Expenses								
Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Document Recording Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31.00		\$31.00
Admin-AR Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00		\$200.00
Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00		\$10.79
Postage/Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00		\$94.90
Printing-Coupons/Stmts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00		\$0.00
Website Hosting/Software	\$0.00	\$34.38	\$0.00	\$34.38	\$850.00	\$0.00		\$0.00
Total Administrative Expenses	\$0.00	\$34.38	\$0.00	\$34.38	\$1,305.00	\$136.69		\$136.69



	DEC Actual	NOV Actual	OCT Actual	YTD Actual	Budget '26	YTD Actual
Property Expenses						
Landscape - Enhancements	\$0.00	\$0.00	\$0.00	\$0.00	\$8,200.00	\$0.00
Landscape - Maintenance/Mowing	\$363.15	\$4,776.52	\$1,315.75	\$6,455.42	\$10,250.00	\$9,317.90
Park - Enhancements/Maintenance	\$0.00	\$0.00	\$16.97	\$16.97	\$760.00	\$0.00
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00
Total Property Expenses	\$363.15	\$4,776.52	\$1,332.72	\$6,472.39	\$19,260.00	\$9,317.90
Tax/Insurance/Interest Expense						
Ins- D&O	\$0.00	\$0.00	\$1,386.00	\$1,386.00	\$1,386.00	\$1,347.00
Ins- Crime, incl cyber, banking, etc	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ins- F&EC or Package	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00
Ins- General Liability	\$0.00	\$0.00	\$536.00	\$536.00	\$536.00	\$493.00
Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax/Ins/Int Expenses	\$0.00	\$0.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,090.00
Utility Expenses						
Electric (FEC)	\$390.68	\$390.68	\$390.72	\$1,172.08	\$4,690.00	\$4,575.03
Tel/Cell/Pager	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$304.79	\$293.39	\$285.16	\$883.34	\$2,300.00	\$1,329.90
Total Utility Expenses	\$695.47	\$684.07	\$675.88	\$2,055.42	\$6,990.00	\$5,904.93
Transfer Proof						
Tran fr MMA to Cking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep fr MMA to Cking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tran fr Oper to Res	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep fr Oper to Res	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Transfer Proof	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense	\$1,058.62	\$5,494.97	\$4,180.60	\$10,734.19	\$29,727.00	\$17,449.52
Fund Change (See Balance Sheet)	-\$1,057.18	-\$4,813.58	-\$4,179.16	-\$10,049.92		\$7,247.42
				-\$10,049.92	-\$23,827.00	\$7,247.42
				CY24 Lots ÷	70	
				Base Rate	-\$340.39	

Handwritten notes:
 01/11/26
 1/14/26