



**Quail Creek Homeowners Association
Board Meeting Minutes**

February 11, 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 February 11, 2026. 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), absent George Blackford (Member-at-Large). The ARC notified us that they would not have a member in attendance.

The meeting is called to order at 7:02 pm.

A motion by John to approve the January 14th Board meeting minutes as presented, Natalie with a second, the minutes are approved.

Common areas update:

- There is a leaning light pole on Quail Creek. Farmer's Electric was contacted for the repair.
 - The light pole repair has not been completed after several months and is still leaning, Ken will follow-up with Farmer's Electric on the repair request.
- The Clint Packer Memorial Park sign painting to update the words is complete.

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 January: \$1.44

- Interest: \$1.44

Expense January: \$1,174.30

- Landscape Maintenance: \$476.30
- Utility Expense: \$698
 - Electric (FEC): \$390.68
 - Water: \$307.32

There is still one outstanding HOA dues assessment. Final demand certified letter before filing the non-payment of the assessment lien (notice of assessment lien against property for sums not paid). We are sending the certified letter and include a copy of the lien that will be presented if the payment is not made within 45 days.

The rental home HOA dues assessment sent by a management company, was an auto payment. The management company stated we should receipt it and they will then determine if it is an overpayment. We will enter it as a balance forward payment toward the property.



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

ARC review:

- The ARC chair notified us prior to the meeting that there are no updates to report.

The Board recessed into Executive Session at 7:20 PM.

Summary of Executive Session:

- 221946 – We are sending a certified letter of formal violation on golf carts parked in the back of the house in view of the street, what appears to be an inoperable vehicle in the driveway, and debris along the side of the house (including, but not limited to propane tanks, etc.). Courtesy notices were sent in the past.
 - CC&R - Article VII, 7.5e* , Article VIII, 8.5(a)* , and 8.5(e)*
- 221926 – A courtesy email to be sent associated with the need for window maintenance due to front windows appearing opaque due to age.
 - CC&R - 7.12.iii*
- 221922 – A courtesy email to be sent associated with landscape maintenance due to piles of debris in the view of the street.
 - CC&R - 7.12.iii*

The Board reconvened from Executive Session at 7:34 PM.

The meeting adjourned at 7:35 PM.

*[CC&R](#)



Quail Creek Homeowners Association

Balance Sheet

31-Jan-26

American National Operating Account #3710 \$ 22,185.34 (A)
 American National Capital Account #9807 \$ 56,511.57 (B)
 City of McLendon-Chisholm Deposit (CK1226 8.11.22) \$ 200.00

Total Assets \$ 78,896.91

Total Liabilities \$ -

Net Equity \$ 78,896.91 4

Funds Change Proof - See CM Income Statement	
CM Total Assets	\$ 78,896.91
PM Total Assets	\$ (80,069.77)
Funds Change CM	\$ (1,172.86) X

OK / 1/28/26
2/11/26

Quail Creek Homeowners Association



Quail Creek Homeowners Association
Income Statement - All Accounts
31-Jan-26

11/17/2025

Expense	2025					Approved Budget '26	2025		2024	
	JAN Actual	DEC Actual	NOV Actual	OCT Actual	YTD Actual		YTD Actual	YTD Actual	YTD Actual	
Income										
Assessments										
Regular Assessments	\$0.00	\$0.00	\$680.00	\$0.00	\$680.00	\$5,900.00	\$24,540.00	\$22,299.30	\$22,299.30	
PY Surplus Adj (return to members)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Special Assessments	\$0.00	\$0.00	\$680.00	\$0.00	\$680.00	\$5,900.00	\$24,540.00	\$22,299.30	\$22,299.30	
Total Assessments	\$0.00	\$0.00	\$680.00	\$0.00	\$680.00	\$5,900.00	\$24,540.00	\$22,299.30	\$22,299.30	
Other Income										
Interest Income	\$1.44	\$1.44	\$1.39	\$1.44	\$5.71	\$0.00	\$16.94	\$16.91	\$16.91	
Late Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$10.00	
AR Fee Income	\$0.00	\$0.00	\$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	\$0.00	\$0.00	
Postage Expense Reimb	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.35	\$5.35	
Resale Certificate Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	
Violation Fine	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Other Income	\$1.44	\$1.44	\$1.39	\$1.44	\$5.71	\$0.00	\$156.94	\$132.26	\$132.26	
Total Income	\$1.44	\$1.44	\$681.39	\$1.44	\$685.71	\$5,900.00	\$24,696.94	\$22,431.56	\$22,431.56	
Administrative Expenses										
Accounting	\$0.00	\$0.00	\$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	\$0.00	\$0.00	
Copies	\$0.00	\$0.00	\$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	\$0.00	\$31.00	\$0.00	\$0.00	
Admin-AR Fees	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	
Management Fee	\$0.00	\$0.00	\$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	\$31.38	\$31.38	
Postage/Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$94.90	\$124.36	\$124.36	
Printing-Coupons/Strits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00	\$0.00	\$0.00	\$0.00	
Website Hosting/Software	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$850.00	\$0.00	\$389.21	\$389.21	
Total Administrative Expenses	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$1,305.00	\$136.69	\$544.95	\$544.95	
Property Expenses										
Landscapce - Enhancements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,200.00	\$0.00	\$1,578.05	\$1,578.05	
Landscapce - Maintenance/Mowing	\$476.30	\$363.15	\$4,776.52	\$1,315.75	\$6,931.72	\$10,250.00	\$9,317.90	\$9,013.45	\$9,013.45	
Park - Enhancements/Maintenance	\$0.00	\$0.00	\$0.00	\$16.97	\$16.97	\$760.00	\$0.00	\$1,400.00	\$1,400.00	
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	
Total Property Expenses	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$6,948.69	\$19,260.00	\$9,317.90	\$11,991.50	\$11,991.50	
Tax/Insurance/Interest Expense										
Ins- D&O	\$0.00	\$0.00	\$0.00	\$1,386.00	\$1,386.00	\$1,386.00	\$1,347.00	\$1,347.00	\$1,347.00	

