



**Quail Creek Homeowners Association
Board Meeting Minutes**

March 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 March 11, 2026. A quorum was established with the following members in attendance: John Regan, (President), Ken Daulong (Vice President), Tish Bruckner (Secretary), Herb Harker, Natalie Peters (Members-at-Large), absent Shana Nalls (Treasurer), 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 7:04 pm.

A motion by Natalie to approve the February 11th Board meeting minutes as presented, Herb 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 in the past, however, when Ken reached out to FEC for a status on the repair, FEC was unable to locate the original work-order. A new work order was created by FEC for the repair.
- Ken is checking on the water meter to validate it is tracking water utilization properly and keeping an eye on the sprinkler watering cycles. When Ken checked the sprinkler schedule, he did see that the sprinklers are turned off completely and there is not a current run-time schedule.

Shana Nalls, Treasurer provided a written report on the financial. The financial reports include the Income statement and Balance sheet. Last month's income & expenses were consistent with the budget and expectations.

Income February: \$341.30

- Interest: \$1.30
- Regular Assessment: \$340.00 (HOA property assessment received from a management company in the recent past. The management company recommended we deposit the check and they will reconcile on the backend on their side.)

Expense February: \$1,378.01

- Landscape Maintenance: \$125
- Park – Enhancements/Maintenance: \$700 (painting of the park sign)
- Utility Expense: \$553.01
 - Electric (FEC): \$390.74
 - Water: \$162.27



Regarding the one past-due Annual Assessment, a certified letter with return receipt requested was mailed to the Homeowner on 2/24/26. As of 3/9/26, neither a payment nor request for payment plan has been received.

- The Assessment Lien process, as documented in the Texas Property Code, chapter 209, requires a series of 3 letters. The 2/24/26 letter is the 2nd letter and the 3rd letter, which will be a Notice of Assessment Lien, cannot be sent until 90 days after the 2nd letter.

Shana is requesting a reimbursement for the postage fees associated with the letters to the past due account of \$11.26. Tish presented a motion to reimburse Shana, Natalie second, motion approved.

The April regular HOA monthly Board meeting is scheduled for Wednesday April 8th at the McLendon-Chisholm City Hall, date and time approved.

ARC review:

- One ARC review occurred associated for 281 Pheasant Hill to replace the current wrought iron fence with a new, extended fence. The ARC was approved.

The Board recessed into Executive Session at 7:18 PM.

Summary of Executive Session:

- 226054– It was noted to the board that there is debris and trash at end of the driveway. A picture was provided. A courtesy email will be sent
- 221946 – a Certified letter was sent notifying the homeowner of the issues associated with golf carts parked in the back in view of the street, debris and trash along the side of the home and what appears to be an inoperable vehicle in the driveway.
- 221922 – A courtesy email sent associated with landscape maintenance due to piles of debris at the end of the driveway in the view of the street.

The Board reconvened from Executive Session at 7:24 PM.

The meeting adjourned at 7:30 PM.



**Quail Creek Homeowners Association
Balance Sheet**

28-Feb-26

American National Operating Account #3710 \$ 21,147.33 (A)
 American National Capital Account #9807 \$ 56,512.87 (B)
 City of McLendon-Chisholm Deposit (CK1226 8.11.22) \$ 200.00

Total Assets \$ 77,860.20

Total Liabilities \$ -

Net Equity \$ 77,860.20

Funds Change Proof - See CM Income Statement	
CM Total Assets	\$ 77,860.20
PM Total Assets	\$ (78,896.91)
Funds Change CM	\$ (1,036.71)

oh2/180m
3/9/26

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



	2025					Approved Budget '26	2025		2024
	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual		YTD Actual	YTD Actual	
Income									
Assessments									
Regular Assessments	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$5,900.00	\$24,540.00	\$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	
Special Assessments	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$5,900.00	\$24,540.00	\$22,299.30	
Total Assessments									
Other Income									
Interest Income	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$0.00	\$16.94	\$16.91	
Late Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	
AR Fee Income	\$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	
Postage Expense Reimb	\$0.00	\$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	\$0.00	\$100.00	\$100.00	
Violation Fine	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Other Income	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$0.00	\$156.94	\$132.26	
Total Income	\$341.30	\$1.44	\$1.44	\$681.39	\$1.44	\$5,900.00	\$24,696.94	\$22,431.56	
Expense									
Administrative Expenses									
Accounting	\$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	
Copies	\$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	
Admin-AR Fees	\$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	\$0.00	\$0.00	\$0.00	
Management Fee	\$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	\$0.00	\$0.00	\$0.00	
Postage/Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Printing-Coupons/Stmts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Website Hosting/Software	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$850.00	\$0.00	\$389.21	
Total Administrative Expenses	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$1,305.00	\$136.69	\$544.95	
Property Expenses									
Landscape - Enhancements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,200.00	\$0.00	\$1,578.05	
Landscape - Maintenance/Mowing	\$125.00	\$476.30	\$363.15	\$4,776.52	\$1,315.75	\$10,250.00	\$9,317.90	\$9,013.45	
Park - Enhancements/Maintenance	\$700.00	\$0.00	\$0.00	\$0.00	\$16.97	\$760.00	\$0.00	\$1,400.00	
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	
Total Property Expenses	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$19,260.00	\$9,317.90	\$11,991.50	
Tax/Insurance/Interest Expense									
Ins- D&O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,386.00	\$1,347.00	\$1,347.00	
Ins- Crime, incl cyber, banking, etc	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Ins- F&EC or Package	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00	
Ins- General Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$536.00	\$536.00	\$493.00	\$406.00	

Quail Creek Homeowners Association



Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax/Ins/Int Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,172.00	\$2,172.00	\$0.00	\$2,172.00	\$0.00	\$2,090.00

Utility Expenses											
Electric (FEC)	\$390.74	\$390.68	\$390.68	\$390.68	\$390.68	\$390.72	\$1,953.50	\$0.00	\$4,575.03	\$4,583.26	\$0.00
Tel/Cell/Pager	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$162.27	\$307.32	\$304.79	\$293.39	\$285.16	\$285.16	\$1,352.93	\$2,300.00	\$1,329.90	\$2,541.74	\$0.00
Total Utility Expenses	\$553.01	\$698.00	\$695.47	\$684.07	\$675.88	\$675.88	\$3,306.43	\$6,990.00	\$5,904.93	\$7,125.00	\$0.00

Transfer Proof											
Tran fr MMA to Cking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$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	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Total Expense	\$1,378.01	\$1,174.30	\$1,058.62	\$5,494.97	\$4,180.60	\$13,286.50	\$29,727.00	\$0.00	\$17,449.52	\$21,664.45	\$0.00
Fund Change (See Balance Sheet)	-\$1,036.71	-\$1,172.86	-\$1,057.18	-\$4,813.58	-\$4,179.16	-\$12,259.49	\$29,727.00	-\$28,827.00	\$7,247.42	\$767.11	\$0.00

dk/son
3/19/26

CY24 Lots ÷ Base Rate
70 ÷ -\$340.39

