



**Quail Creek Homeowners Association  
Board Meeting Minutes**

April 8, 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 April 8, 2026. A quorum was established with the following members in attendance: John Regan, (President), Ken Daulong (Vice President), Tish Bruckner (Secretary), Shana Nalls (Treasurer) via phone, Herb Harker, Natalie Peters (Members-at-Large), absent, George Blackford (Member-at-Large). The ARC did not have a member in attendance.

The meeting is called to order at 7:01 pm.

A motion by Natalie to approve the March 11<sup>th</sup> Board meeting minutes as presented, Ken with a second, the minutes are approved.

**Common areas update:**

- Ken verified that the sprinkler system is not currently scheduled to run and the water meter appears to be tracking water utilization properly.
- Ken contacted FEC again about the leaning light pole on Quail Creek, FEC stated that they believed that the repair was completed and that is causing the ticket to be closed. They opened a new ticket for the repair, Ken asked that they contact him next time they are in the neighborhood to repair.
- Drainage on 1139 next to our Quail Creek entrance is in disarray after the attempt by the state to improve drainage. Once the work is complete, we will contact TXDOT to repair the drainage in front of the neighborhood if necessary.

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

Income March: \$1.44

- Interest: \$1.44

Expense March: \$763.97

- Property Taxes (Clint Packer Park): \$65.41
- Landscape Maintenance: \$238.15
- Utility Expense: \$460.41
  - Electric (FEC): \$393.90
  - Water: \$66.51

The May regular HOA monthly Board meeting is scheduled for Wednesday May 13<sup>th</sup> at the McLendon-Chisholm City Hall, date and time approved.

ARC review:

- No ARC member in attendance and we were not notified of any ARC reviews.

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

Summary of Executive Session:

- 221922 – A courtesy email was sent associated with landscape maintenance due to piles of debris at the end of the driveway in the view of the street.
  - We received a positive response and the debris is cleared.
- 226054– It was noted to the board that there are debris and trash at end of the driveway. A picture was provided.
- 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.
  - The letter was returned as attempted, not known, unable to forward.
  - We will send another notice and first class mail.
- 29263A – A notice of violation to be sent for the ATV in backyard and visible to street.
- 221982 – A notice of violation to be sent for a storage cabinet in the back of the driveway and in view of the street.

The latest HOA Law book is available for pre-order; we will order 2 copies of the HOA Law book.

The Board reconvened from Executive Session at 7:40 PM.

The meeting adjourned at 7:45 PM.



**Quail Creek Homeowners Association**

**Balance Sheet**

31-Mar-26

American National Operating Account #3710 \$ 20,383.36  
 American National Capitol Account #9807 \$ 56,514.31  
 City of Mcclendon-Chisholm Deposit (CK1260 3.18.26) \$ 200.00

**Total Assets \$ 77,097.67**

**Total Liabilities \$ -**

**Net Equity \$ 77,097.67**

**Funds Change Proof - See CM Income Statement**

CM Total Assets	\$ 77,097.67
PMI Total Assets	\$ (77,860.20)
Funds Change CM	\$ (762.53)

*OK/8/26*  
*4/8/26*

*Xw*

# Quail Creek Homeowners Association



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



	MAR Actual	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual	YTD Actual	Approved Budget '26	2025 YTD Actual
<b>Income</b>									
<b>Assessments</b>									
Regular Assessments	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$1,020.00	\$5,900.00	\$24,540.00
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	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$1,020.00	\$5,900.00	\$24,540.00
<b>Other Income</b>									
Interest Income	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$8.45	\$0.00	\$16.94
Late Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
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	\$0.00	\$0.00
Resale Certificate Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$8.45	\$0.00	\$156.94
Total Income	\$1.44	\$341.30	\$1.44	\$1.44	\$681.39	\$1.44	\$1,028.45	\$5,900.00	\$24,696.94
<b>Expense</b>									
<b>Administrative Expenses</b>									
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	\$0.00	\$0.00	\$31.00
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	\$0.00	\$0.00	\$200.00	\$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	\$0.00	\$0.00	\$75.00	\$10.79
Postage/Delivery	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$55.00	\$0.00
Website Hosting/Software	\$0.00	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$850.00	\$0.00
Total Administrative Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$1,305.00	\$1,336.69
<b>Property Expenses</b>									
Landscaping - Enhancements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,200.00	\$0.00
Landscape - Maintenance/Mowing	\$238.15	\$125.00	\$476.30	\$363.15	\$4,776.52	\$1,315.75	\$7,294.87	\$10,250.00	\$9,317.90
Park - Enhancements/Maintenance	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$16.97	\$716.97	\$760.00	\$0.00
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00
Total Property Expenses	\$238.15	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$8,011.84	\$19,260.00	\$9,317.90
<b>Tax/Insurance/Interest Expense</b>									
Ins- D&O	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00
Ins- F&EC or Package	\$0.00	\$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	\$0.00	\$536.00	\$536.00	\$536.00	\$493.00

