



**Quail Creek Homeowners Association
Board Meeting Minutes**

May 13, 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 May 13, 2026. A quorum was established with the following members in attendance: John Regan, (President), Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, (Member-at-Large), absent, Ken Daulong (Vice President), Natalie Peters, George Blackford (Members-at-Large). The ARC did not have a member in attendance.

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

A motion by Shana to approve the April 8th Board meeting minutes as presented, Herb with a second, the minutes are approved.

Common areas update:

- No update from FEC on the repair of the leaning light pole located on Quail Creek Road.
- The drainage on 1139 appears improved after some AT&T completed work in the area, we will continue to monitor.
- JG Landscape updated the color of the mulch to black mulch in the entrance area and included flowers and mulch at no charge.

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 April: \$1.39

- Interest: \$1.39

Expense April: \$763.97

- Landscape Maintenance: \$0 (May's activity will include 2 months due the a bill being lost within a spam email folder.)
- Utility Expense: \$444.33
 - Electric (FEC): \$390.72
 - Water: \$53.61

Reimbursement to Tish for latest HOA Law books \$126.72 and postage for mailings \$29.01, for a total of \$155.73, Shana moved to approve the reimbursement, Herb with a second, reimbursement approved.

The June regular HOA monthly Board meeting is scheduled for Wednesday June 10th 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 7:23 PM.

Summary of Executive Session:

- 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.
- 29263A – A notice of violation to be sent for the ATV in backyard and visible to street.
- 221982 – A notice of violation was sent for a storage cabinet in the back of the driveway and in view of the street.
- 226054 – A van is parked the back of the driveway and appears to have not been moved. We will send a courtesy email requesting proof of current registration, if we are mistaken on the vehicle being unregistered, we request a picture of the updated registration window sticker.
- 347329 – Send a courtesy email associated with a golf cart parked at end of driveway in view of street.
- 221962 – Send a courtesy email associated with the lawn mower, fertilizer spreader, and other equipment parked at the end of the driveway in view of street.

The Board reconvened from Executive Session at 7:44 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)

Handwritten notes:
 02/1/85
 4/8/26

Handwritten mark: Xw

Quail Creek Homeowners Association



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



	2026						Approved Budget '26	2025 YTD Actual
	MAR Actual	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual		
Income								
Assessments								
Regular Assessments	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$1,020.00	\$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
Special Assessments	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$1,020.00	\$24,540.00
Total Assessments	\$0.00	\$680.00	\$0.00	\$0.00	\$1,360.00	\$0.00	\$2,040.00	\$49,080.00
Other Income								
Interest Income	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$8.45	\$16.94
Late Fee	\$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
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	\$0.00	\$100.00
Violation Fine	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$8.45	\$156.94
Total Income	\$1.44	\$681.30	\$1.44	\$1.44	\$681.39	\$1.44	\$1,028.45	\$24,696.94
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	\$0.00	\$31.00
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	\$200.00
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	\$75.00
Postage/Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.90
Printing-Coupons/Strms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00
Website Hosting/Software	\$0.00	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$850.00
Total Administrative Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$34.38	\$1,305.00
Property Expenses								
Landscaping - Enhancements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landscaping - Maintenance/Mowing	\$238.15	\$125.00	\$476.30	\$363.15	\$4,776.52	\$1,315.75	\$7,294.87	\$8,200.00
Park - Enhancements/Maintenance	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$16.97	\$716.97	\$760.00
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Total Property Expenses	\$238.15	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$8,011.84	\$9,317.90
Tax/Insurance/Interest Expense								
Ins- D&O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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
Ins- F&EC or Package	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
Ins- General Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$536.00	\$536.00	\$493.00

