Quail Creek Homeowners Association
Board Meeting Minutes
June 10, 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 June 10, 2026. A quorum was established with the following members in attendance: John Regan, (President), Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, Natalie Peters (Members-at-Large), absent, Ken Daulong (Vice President), George Blackford (Members-at-Large). The ARC did not have a member in attendance.

The meeting is called to order at 7:11 pm.

A motion by Shana to approve the May 13th Board meeting minutes as presented, Natalie 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.
- Herb placed fire ant bait in the park and Shana baited the front mailbox due to infestation within the mailbox.
- Drainage on 1139 is slower than previously, but is flowing, we will continue to monitor.
- It came to the attention of the City of McLendon-Chisholm that a stop sign at the end of Quail Creek Rd onto 1139 is “missing”. The city will review with TXDOT as to whether a sign is required.
- Ken received an estimate of $125 to replace the Quail Creek HOA meeting notification sign, motion by Tish to approve the $125 for a new sign, second by Natalie, purchase approved.

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 May: $1.44

- Interest: $1.44

Expense May: $2609.32

- Office Supplies: $126.72 (2 - HOA Law Books)
- Postage: $29.01
- Landscape Maintenance: $2003.14 (May’s activity includes 2 months as noted last month.)
- Utility Expense: $450.45
    - Electric (FEC): $398.58
    - Water: $51.87

Reimbursement to Shana of $62.40 for 80 stamps to mail Annual HOA dues, Natalie motion to approve, Tish second.

Reimbursement to Tish for Microsoft OneDrive annual billing, $140.71. Shana motion to reimburse, Natalie second.
John reviewed our expenses and presented a question associated with landscape maintenance expenses versus budget. Shana stated she would review previous expenses to determine if it should be a landscape enhancement versus maintenance.
The July regular HOA monthly Board meeting is planned for Wednesday July 8th 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 7:35 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.
  - No notification sent due to homeowner notifying the HOA board of work being completed in their home.
- 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.
  - The ATVs are no longer in view of street.
- 221982 – A notice of violation was sent for a storage cabinet in the back of the driveway and in view of the street.
  - Storage cabinet was removed.
- 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.
  - The van was removed without necessary communication to the homeowner.
- 347329 – Send a courtesy email associated with a golf cart parked at end of driveway in view of street. Lawn maintenance behind the fence.
- 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 7:57 PM.

The meeting adjourned at 8:02 PM.

Quail Creek
Homeowners Association

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Balance Sheet
31-May-26

American Naltional Operating Account #3710	$	17,329.71 (a)
American Naltional Capitol Account #9807	$	56,517.14 (b)
City of McLendon-Chisholm Deposit (CK1260 3.18.26)	$	200.00
Total Assets	**$**	**74,046.85**
Total Liabilities	**$**	-
Net Equity	**$**	**74,046.85** ✓

Funds Change Proof - See CM Income Statement		
CM Total Assets	$	74,046.85
PM Total Assets	$	(76,654.73)
Funds Change CM	$	(2,607.88) ✓

ok/ssn
6/10/26

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

	MAY Actual	APR Actual	MAR Actual	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual	2026 YTD Actual	11/17/2025 Approved Budget '26	2025 YTD Actual
Income											
Assessments											
Regular Assessments	$0.00	$0.00	$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	$5,900.00	$0.00
Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Assessments	$0.00	$0.00	$0.00	$340.00	$0.00	$0.00	$680.00	$0.00	$1,020.00	$5,900.00	$24,540.00
Other Income											
Interest Income	$1.44	$1.39	$1.44	$1.30	$1.44	$1.44	$1.39	$1.44	$11.28	$0.00	$16.94
Late Fee	$0.00	$0.00	$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	$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	$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	$0.00	$0.00
Resale Certificate Income	$0.00	$0.00	$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	$0.00	$0.00
Total Other Income	$1.44	$1.39	$1.44	$1.30	$1.44	$1.44	$1.39	$1.44	$11.28	$0.00	$156.94
Total Income	$1.44	$1.39	$1.44	$341.30	$1.44	$1.44	$681.39	$1.44	$1,031.28	$5,900.00	$24,696.94
Expense											
Administrative Expenses											
Accounting	$0.00	$0.00	$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	$0.00	$0.00
Copies	$0.00	$0.00	$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	$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	$0.00	$0.00
Legal Expense	$0.00	$0.00	$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	$0.00	$0.00
Office Supplies	$126.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$126.72	$75.00	$10.79
Postage/Delivery	$29.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$29.01	$125.00	$94.90
Printing-Coupons/Stmts	$0.00	$0.00	$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	$0.00	$0.00	$34.38	$0.00	$34.38	$850.00	$0.00
Total Administrative Expenses	$155.73	$0.00	$0.00	$0.00	$0.00	$0.00	$34.38	$0.00	$190.11	$1,305.00	$136.69
Property Expenses											
Landscape - Enhancements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,200.00	$0.00
Landscape - Maintenance/Mowing	$2,003.14	$0.00	$238.15	$125.00	$476.30	$363.15	$4,776.52	$1,315.75	$9,298.01	$10,250.00	$9,317.90
Park - Enhancements/Maintenance	$0.00	$0.00	$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	$0.00	$0.00	$50.00	$0.00
Total Property Expenses	$2,003.14	$0.00	$238.15	$825.00	$476.30	$363.15	$4,776.52	$1,332.72	$10,014.98	$19,260.00	$9,317.90
Tax/Insurance/Interest Expense											
Ins- D&O	$0.00	$0.00	$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	$0.00	$0.00
Ins- F&EC or Package	$0.00	$0.00	$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	$0.00	$0.00	$536.00	$536.00	$536.00	$493.00
Taxes - Property	$0.00	$0.00	$65.41	$0.00	$0.00	$0.00	$0.00	$0.00	$65.41	$0.00	$0.00
Total Tax/Ins/Int Expenses	$0.00	$0.00	$65.41	$0.00	$0.00	$0.00	$0.00	$2,172.00	$2,237.41	$2,172.00	$2,090.00
Utility Expenses											
Electric (FEC)	$398.58	$390.72	$393.90	$390.74	$390.68	$390.68	$390.68	$390.72	$3,136.70	$4,690.00	$4,575.03
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	$51.87	$53.61	$66.51	$162.27	$307.32	$304.79	$293.39	$285.16	$1,524.92	$2,300.00	$1,329.90
Total Utility Expenses	$450.45	$444.33	$460.41	$553.01	$698.00	$695.47	$684.07	$675.88	$4,661.62	$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	$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	$2,609.32	$444.33	$763.97	$1,378.01	$1,174.30	$1,058.62	$5,494.97	$4,180.60	$17,104.12	$29,727.00	$17,449.52
Fund Change (See Balance Sheet)	-$2,607.88	-$442.94	-$762.53	-$1,036.71	-$1,172.86	-$1,057.18	-$4,813.58	-$4,179.16	-$16,072.84	-$23,827.00	$7,247.42
									-$16,072.84	-$23,827.00	$7,247.42
									CY24 Lots ÷	70	
									Base Rate	-$340.39	

XN

ohl/ssm
6/10/26