



**Quail Creek Homeowners Association
Board Meeting Minutes**

July 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 held on Wednesday July 8, 2026, established with the following members in attendance: Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, Natalie Peters (Members-at-Large), absent, John Regan, (President), George Blackford (Member-at-Large). The ARC did not have a member in attendance.

The meeting is called to order at 7:06 pm.

In attendance is our neighbor Randy Adair:

Mr. Adair discussed a topic from the May 13th HOA Board meeting associated with the FM-1139 ditch repair. TXDOT began improvements with the ditch, but when the backhoe got stuck, it appears they abandoned the work efforts. The Adair's have had engineers assess the situation and that the ditch, since the bridge was updated, goes from a 4' wide ditch to a 1' wide ditch which is causing the water to back-up during heavy rains because the ditch is not wide enough for the water to flow properly. Mr. Adair has found that the flow has not improved, as some perceived, after the AT&T work and that the flow is backing up to our neighborhood entry and into our neighbor(s) home property. Mr. Adair would like to ask the board to take the concerns with the ditch water flow to TXDOT to address our water flow with a hope that it may get the appropriate attention.

Mr. Adair noted that he has spoken with a TXDOT engineer 4 times.

Shana brought up that we may want to get a better understanding of the TXDOT right of way associated with the plat. We also discussed engaging the county commissioner and/or City Manager to have them report and address the issue. The city needs to be aware of the water flow drainage problem since the issue is also creating an impact on the streets.

Herb said he will speak with Fabrice Kabona, our McLendon-Chisholm City Manager, to determine how the city can assist.

A motion by Shana to approve the June 10th Board meeting minutes with a change to one topic, Herb second, minutes, approved with updates.

The update to the notes is to clarify the point associated with John questioning the landscape maintenance expenses versus budget. Shana stated she would review previous expenses to determine if it should be a landscape enhancement versus maintenance.

HOA Board VP resignation, Ken Daulong's home sale closed, so he is no longer eligible to be on the board, he also provided the board with an official resignation. We will send email to the homeowners, on the vacancy for



the VP position. If anyone in the neighborhood is interested in the position, please reach out to one of the board members. The HOA Board members are available to meet with anyone interested in the VP and/or any of the other Board positions.

Common areas update:

- The leaning light pole on Quail Creek Road is repaired.
- Natalie noticed the annuals at the entrance needed water and contacted JG Landscaping to ask that they validate the sprinklers are running and increase the run time.

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 June: \$6,221.39

- Regular Assessment: \$6,220.00
- Interest: \$1.39

Expense June: \$4,600.67

- Office Supplies: \$22.94
- Postage: \$138.24
- Website Hosting/Software: \$140.71
- Landscape Maintenance: \$839.45
- Utility Expense: \$479.38
 - Electric (FEC): \$390.72
 - Water: \$88.66

Reimbursement: Shana moves to reimburse Herb \$17.29 for fire ant bait, Natalie second. Approved.

The August regular HOA monthly Board meeting is planned for Wednesday August 12th at the McLendon-Chisholm City Hall, date and time approved.

ARC review:

- No ARC member in attendance, but Shawn, the ARC chairperson, provided the following 2026 update for all ARC requests up to this point:
 - 26-01 - Bruckner, 281 Pheasant Hill, Fence = Approved
 - 26-02 - Yeager, 267 Partridge Dr., Fence = Approved
 - 26-03 – Henley, 202 Pheasant Hill, Pavers around pool = Approved
 - 26-04 – Ward, 315 Partridge Dr., Roof = Approved

The Board recessed into Executive Session at 8:15 PM.

Summary of Executive Session:

- 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 8:18 PM.

The meeting adjourned at 8:22 PM.

Quail Creek

Homeowners Association



Quail Creek Homeowners Association Balance Sheet

30-Jun-26

American National Operating Account #3710 \$ 21,928.99
 American National Capital Account #9807 \$ 56,518.53
 City of Mclellan-Chisholm Deposit (CK1260 3.18.26) \$ 200.00

Total Assets \$ 78,647.52

Total Liabilities \$ -

Net Equity \$ 78,647.52

Funds Change Proof - See CM Income Statement

CM Total Assets	\$ 78,647.52
PM Total Assets	\$ (74,046.85)
Funds Change CM	\$ 4,600.67

Xw

8/1/88
7/18/26

Quail Creek Homeowners Association
Income Statement - All Accounts
30-Jun-26



Expense	11/17/2025											2025 YTD Actual
	JUN Actual	MAY Actual	APR Actual	MAR Actual	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual	YTD Actual	Approved Budget '26	
Income												
Assessments												
Regular Assessments	\$6,220.00	\$0.00	\$0.00	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$7,240.00	\$0.00	\$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	\$0.00	\$0.00	\$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	\$0.00
Total Assessments	\$6,220.00	\$0.00	\$0.00	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$7,240.00	\$5,900.00	\$24,540.00
Other Income												
Interest Income	\$1.39	\$1.44	\$1.39	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$12.67	\$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	\$0.00	\$0.00
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	\$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	\$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	\$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	\$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	\$0.00
Total Other Income	\$1.39	\$1.44	\$1.39	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$12.67	\$0.00	\$16.94
Total Income	\$6,221.39	\$1.44	\$1.39	\$1.44	\$341.30	\$1.44	\$1.44	\$681.39	\$1.44	\$7,252.67	\$5,900.00	\$24,696.94
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	\$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	\$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	\$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	\$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	\$0.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00
Office Supplies	\$22.94	\$126.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149.66	\$0.00	\$10.79
Postage/Delivery	\$138.24	\$29.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$94.90
Printing-Coupons/Stmts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting/Software	\$140.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.38	\$0.00	\$175.09	\$0.00	\$55.00
Total Administrative Expenses	\$301.89	\$155.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34.38	\$0.00	\$492.00	\$1,305.00	\$136.69
Property Expenses												
Landscape - Enhancements	\$0.00	\$211.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,780.63	\$0.00	\$3,991.72	\$0.00	\$0.00
Landscape - Maintenance/Mowing	\$839.45	\$1,792.05	\$0.00	\$238.15	\$125.00	\$476.30	\$363.15	\$995.89	\$1,315.75	\$6,145.74	\$0.00	\$9,317.90
Part - Enhancements/Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$16.97	\$716.97	\$0.00	\$0.00
Street Cleaning/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Property Expenses	\$839.45	\$2,003.14	\$0.00	\$238.15	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$10,854.43	\$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	\$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	\$0.00
Ins- F&EC or Package	\$0.00	\$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	\$0.00	\$536.00	\$536.00	\$536.00	\$493.00
Taxes - Property	\$0.00	\$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	\$0.00	\$65.41	\$0.00	\$0.00	\$0.00	\$0.00	\$2,172.00	\$2,172.00	\$2,172.00	\$2,090.00
Utility Expenses												
Electric (FEC)	\$390.72	\$398.58	\$390.72	\$393.90	\$390.74	\$390.68	\$390.68	\$390.68	\$390.72	\$3,527.42	\$4,690.00	\$4,575.03
Te/Cell/Pager	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$88.66	\$51.87	\$53.61	\$66.51	\$162.27	\$307.32	\$304.79	\$293.39	\$285.16	\$1,613.58	\$2,300.00	\$1,329.90
Total Utility Expenses	\$479.38	\$450.45	\$444.33	\$460.41	\$553.01	\$698.00	\$695.47	\$684.07	\$675.88	\$5,141.00	\$6,990.00	\$5,904.93
Transfer Proof												
Trans fr MMA to Cling	\$0.00	\$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 Cling	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Trans 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	\$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	\$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	\$0.00

[illegible]